

Fees/Foole	R. 930-00
Exempted	Cat.
Vrygestel	Kat.

J Leslie Smith & Company
 Attorneys, Conveyancers & Notaries Public
 332 Jabu Ndlovu Street
 (332 Loop Street)
 PIETERMARITZBURG
 3201

Prepared by me

C. Ann Smith
 CONVEYANCER
 CATHERINE ANN SMITH

GETRANSPORTEER AAN	TRANSFERRED TO
<i>CPROF</i>	
RESTANT/REMAINDER	
T	REGISTRATEUR/REGISTRAR

T000017535 / 2017

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

James Sales

appeared before me, REGISTRAR OF DEEDS at JOHANNESBURG, he the said Appearer being duly authorised thereto by a Power of Attorney signed at PIETERMARITZBURG on 29 MARCH 2017 and granted to him by the curator in the estate of the mental patient

JOYCE MARJORIE COTTON
 Identity number 351022 0037 084
 A mental patient

VIR VERDERE ENDOSSEMENTS SIEN
 FOR FURTHER ENDORSEMENTS SEE..... *6*

T.2

[Signature]

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REGISTRAREUR/REGISTRAR	2017-05-23
000010861 / 2017	B
VERBIND	VIR FOR R 810 000-00
MORTGAGED	

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And the Appearer declared that his said principal, had on 22 February 2017 truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by these presents, cede and transfer to and on behalf of:

OLIVIA SAMANTHA HUTTON
Identity Number 791130 0183 085
Married out of community of property

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

ERF 284 ONTDEKKERSPARK TOWNSHIP
REGISTRATION DIVISION I.Q.,
PROVINCE OF GAUTENG
MEASURING 1042 (ONE THOUSAND AND FORTY TWO) Square metres

FIRST TRANSFERRED by Deed of Transfer No. F2439/1965 with General Plan LG No. A3867/1962 relating thereto and held by Deed of Transfer T16924/1984.

SUBJECT to the following conditions:-

1. (a) The applicants and any other person or body of persons so authorised, in writing, by the Administrator, shall, for the purpose of securing the enforcement of these conditions and any other conditions referred to in section fifty-six bis of Ordinance No.11 of 1931, have the right and power to enter into and upon the erf at all reasonable times for the purpose of such inspection or enquiry as may be necessary to be made for the abovementioned purpose.
- (b) The elevational treatment of all buildings shall conform to good architecture so as not to interfere with the amenities of the neighbourhood.
- (c) 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 without the written consent of the local authority.
- (d) Except with the consent of the local authority no animal defined in the Local Authorities' Pounds Regulations shall be kept or stabled on the erf.
- (e) No wood and/or iron buildings or buildings of unburnt clay-brick shall be erected on the erf.
- (f) Except with the special permission in writing of the local authority, the roofs of all buildings erected on the erf shall be of slate, thatch, tiles, shingles or concrete.
- (g) Where, in the opinion of the local authority, it is impracticable for 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.

- (h) The erf shall be used for the erection of a dwelling-house only. Provided that, with the consent of the Administrator after reference to the Townships Board and the local authority, a place of public worship or a place of instruction, social hall, institution or other buildings appertaining to a residential area may be erected on the erf: Provided further that the local authority may permit such other buildings as may be provided for in an approved Town-planning Scheme, subject to the conditions of the scheme under which the consent of the local authority is required.
- (i) 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 earthen-ware pipes or other articles of a like nature.
- (j) Except with the consent of the Administrator who may prescribe such conditions as he may deem necessary, not more than one dwelling-house together with such outbuildings as are ordinarily required to be used on connection therewith shall be erected on the erf: Provided that if the erf is subdivided or if such erf or any portion thereof is consolidated with any other erf or portion of an erf this condition may with the consent of the Administrator be applied to each resulting portion or consolidated area.
 - (i) The dwelling-house, exclusive of outbuildings, to be erected on the erf shall be of the value of not less than R5 000,00;
 - (ii) 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 outbuilding.
- (k) Buildings, including outbuildings hereafter erected on the erf shall be located not less than 4,57 metres from the boundary thereof abutting on a street.
- (l) If the erf is fenced, or otherwise enclosed, the fencing or other enclosing devise, shall be erected and maintained to the satisfaction of the local authority.
- (m) The erf is subject to a servitude, 1,89 metres wide, in favour of the local authority, for sewerage and other municipal purposes, along one only of its boundaries other than a street boundary, as determined by the local authority.
- (n) No building or other structure shall be erected within the aforesaid servitude are and no large-rooted trees shall be planted within the area of such servitude or within 1,89 metres thereof.
- (o) 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 and 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 constructing, maintaining and removing such sewerage mains and other works being made good by the local authority.

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DEFINITIONS:

In the foregoing conditions the following terms shall have the meaning assigned to them:-

- (i) "Applicants" means the Town Council of Roodepoort and Minnie Mitchell (married out of community of property to Fred Hilton Mitchell) and their successors in title to the township;
- (ii) "Dwelling-house" means a house designed for use as a dwelling for a single family.

AND SUBJECT FURTHER to such conditions as are mentioned or referred to in the said Deeds.

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

JOYCE MARJORIE COTTON

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

OLIVIA SAMANTHA HUTTON, Married as aforesaid

her 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 R910 000,00 (NINE HUNDRED AND TEN THOUSAND RAND).

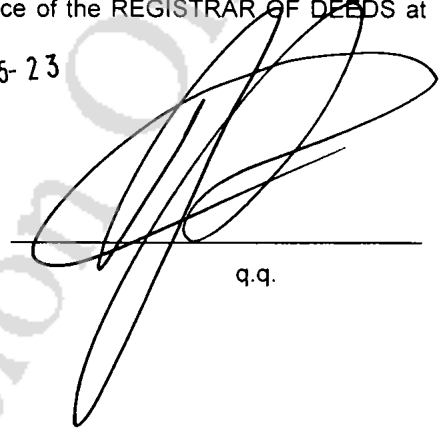
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IN WITNESS WHEREOF, I the said Registrar, together with the Appearer q.q., have subscribed to these presents and have caused the Seal of Office to be affixed thereto.

THUS DONE AND EXECUTED at the Office of the REGISTRAR OF DEEDS at JOHANNESBURG on

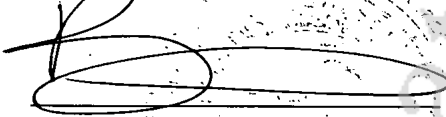
2017 -05- 23



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q.q.

In my presence



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REGISTRAR OF DEEDS

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