

PREPARED BY ME,

CONVEYANCER  
MENZIES, A. R.

R.190.00.

BC 05 05500
GEKANSLEER CANCELLED
REGISTRATEUR/REGISTRAR
2005-02-09

VERBIND	MORTGAGED
VIR FOR R 120 000-00.	
B 7092199	
22 APR 1999	REGISTRATEUR/REGISTRAR

22 APR 1999

T 15632199
------------

### DEED OF TRANSFER

BE IT HEREBY MADE KNOWN:

THAT **TYRONE HILTON TATHAM**

appeared before me, REGISTRAR OF DEEDS at PIETERMARITZBURG, he, the said  
appearer, being duly authorised thereto by a power of attorney granted to him by:-

**CHARLES JUSTIN LEGGOTT**  
**IDENTITY NUMBER 620822 5725 08 7**  
**MARRIED OUT OF COMMUNITY OF PROPERTY**

signed at *Durban* on *22 June 1998.*

AND the said Appearer declared that his Principal had truly and legally on 16th JUNE 1998 sold and that he in his capacity aforesaid, did, by these presents, cede and transfer ~~in full and free property~~, to and on behalf of:-

**STEFFEN WOLFRUM**  
**BORN ON 24th JANUARY 1965**  
**UNMARRIED**

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

REMAINDER OF ERF 209 ATHOLL HEIGHTS (EXTENSION NO. 1), Registration Division FT, in the Inner West City Council Area, Province of KwaZulu-Natal, IN EXTENT 3 002 (THREE THOUSAND AND TWO) SQUARE METRES

FIRST TRANSFERRED BY DEED OF TRANSFER NO. T6691/1969 WITH DIAGRAM ANNEXED THERETO AND HELD BY DEED OF TRANSFER NO. T36275/96;

THIS PROPERTY IS TRANSFERRED:

- A. Subject to the terms and conditions of the original Government Grant No. 838/1848 insofar as the same are now in force and applicable.
- B. Subject to a servitude of right-of-way, as created in Deed of Transfer No. T44/1859, to the commonage for wood, water and grazing and to a good thoroughfare affording access for wagons to the main road to the market.
- C. Subject to the following conditions imposed by the Administrator under the provisions of Ordinance No. 27 of 1949 (Natal), (as amended), as created by endorsement dated the 15th May 1981 on said Deed of Transfer No. 6692/1969, viz:-
  - (a) The lot shall not be subdivided without the consent of the Administrator.
  - (b) Except with the consent of the Administrator, the lot shall not be used for other than residential purposes.
  - (c) No row of tenement houses, hotel, or block of residential flats and not more than one dwelling house with the necessary outbuildings shall be erected on the lot without the consent of the Administrator.

- (d) No building or structure of any kind whatsoever shall be erected on the lot unless the walls thereof are constructed of burnt brick, stone or concrete or other hard, permanent and fireproof materials, approved by the Local Authority. If concrete (either precast or cast in situ) or concrete blocks are used for the walls, the walls shall be rendered externally in cement plaster of a minimum thickness of sixteen millimetres. No building or structure shall be erected in which any iron or asbestos sheeting or similar material are fixed to a framework of wood or metal or other material. No building or structure of any kind shall be roofed with corrugated iron nor shall any fence of corrugated iron be erected on the lot. The local authority shall be entitled to require the owner of the lot to remove any building or structure which may have been erected in contravention hereof, and failing such removal within a reasonable period the local authority may remove it at the cost of the owner.
- (e) No building whatsoever, unless permitted under exceptional circumstances and in writing by the local authority shall be erected on the lot nearer than 7,62 metres from any boundary abutting on a street, nor within a distance of 3,05 metres from any other boundary. On consolidation of any two or more lots, this condition shall apply to the consolidated area as a whole.
- (f) The local authority shall, without compensation, have the right to erect, lay and maintain electric wires and/or water supply piping over or under the lot along any boundary thereof other than a road frontage and within a distance of 3,05 metres from such boundary and shall have reasonable access thereto for the purpose of maintenance, removal or extension.
- The rights conferred by this condition shall be exercisable by any local authority or other body or person legally authorised to supply electric current or water for the benefit of the inhabitants of the township.
- If the owner of the lot be aggrieved by the unreasonable exercise of these rights, he shall have the right of appeal to the Administrator, whose decision shall be final.
- (g). The local authority shall, without compensation, have the right to construct



and maintain sewers and drains over or under the lot along any boundary thereof other than a road frontage and within a distance of 3,05 metres from such boundary and shall have reasonable access thereto for the purpose of maintenance, removal or extension, and the owner of the lot shall, without compensation, be obliged to allow the sewerage and drainage of any other lot or street to be conveyed along such sewers and drains; provided that if the owner of the lot be aggrieved by the unreasonable exercise of these rights, he shall have the right of appeal to the Administrator whose decision shall be final

- (h) The owner of the lot shall, without compensation, be obliged to permit such deposit of material or excavation on the lot as may, in connection with the formation of any street in the township and owing to differences in level between the lot and the street, be deemed necessary by the local authority, in order to provide a safe and proper slope to the cut and fill commencing from the boundary of the lot, unless he shall elect, at his own cost, to build a retaining wall.
- (i) No hoarding for advertising purposes shall be erected on this lot save with the written approval of the Local Authority.

D Subject to the following conditions imposed by the Administrator in terms of Ordinance No. 27/1949 as created by endorsement dated the 15th May 1981 in terms of Act 10/1944, on said Deed of Transfer No. T6692/1969, namely:-

- (a) Where two or more pieces of land subject to similar conditions imposed at the instance of the Administrator are consolidated, such conditions shall apply to the consolidated area as a whole.
- (b) The local authority shall, without compensation, have the right to construct and maintain sewers and drains over or under the land within the figure lettered HKLJ on Diagram S.G. No. 1831/1970 and shall have reasonable access thereto for the purpose of maintenance, removal or extension, and the owner of the land shall, without compensation, be obliged to allow the sewerage and drainage of any other land or street to be conveyed along such sewers and drains provided that if the owner of the land be aggrieved



by the unreasonable exercise of these rights, he shall have the right of appeal to the Administrator whose decision shall be final.

- (c) A road servitude 3,05 metres wide depicted by the figure EFBG on said Diagram S.G. No. 1831/1970 of Sub 1 annexed to Deed of Transfer No. T1298/1981 in favour of the Local Authority

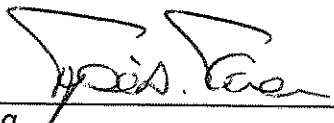
WHEREFORE the Appearer, renouncing all the rights and title CHARLES JUSTIN LEGGOTT heretofore had to the premises, did, in consequence also acknowledge him, to be entirely dispossessed of, and disentitled to, the same; and that, by virtue of these presents, the said STEFFEN WOLFRUM his Heirs, Executors, Administrators or Assigns, now is and henceforth shall be entitled thereto, conformably to local customs; the State, however, reserving its rights, and finally acknowledging the purchase price to be the sum of R240 000,00 (TWO HUNDRED AND FORTY THOUSAND 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

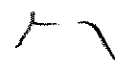
on

22 APR 1999

  
q.q.

IN MY PRESENCE,

  
REGISTRAR OF DEEDS



# INNER WEST CITY COUNCIL

In reply please quote:

Enquiries:

Your Ref:

## RATES CERTIFICATE

20/10/98  
14:01

Number : 400000353

This is to certify that all sums due in terms of Section 175 of the Local Authorities Ordinance of Natal, 25 of 1974 as amended in respect of the land described hereunder, have been paid to the council.

### Description of property

Stand Number : REM OF ERF 209 ATHOLL HEIGHTS

Extension :

Suburb : ATHOLL HEIGHTS W/V

Town : WESTVILLE

Extent : 3002 m<sup>2</sup>

Registered Owner : Mr C LEGGOTT

Purchaser : WOLFRUM S

This Certificate is valid until: 30 June, 1999

Given under my hand at Pinetown on, 20 October, 1998

  
\_\_\_\_\_  
FOR TOWN TREASURER

REPUBLIC OF SOUTH AFRICA  
SOUTH AFRICAN REVENUE SERVICE (SARS)

INLAND REVENUE

PART 1

TRANSFER DUTY - FORM B  
DECLARATION BY PURCHASER

TRANSFEROR (Seller)  
CHARLES JUSTIN LEGGOTT, IDENTITY NUMBER 620822 5725 08 7

TRANSFeree (Purchaser)  
STEFFEN WOLFRUM, BORN ON 24th JANUARY 1965

DESCRIPTION OF PROPERTY  
REMAINDER OF ERF 209 ATHOLL HEIGHTS (EXTENSION NO. 1), Registration Division FT, in the Inner West City Council Area, Province of KwaZulu-Natal, IN EXTENT 3 002 (THREE THOUSAND AND TWO) SQUARE METRES

RECEIVED OF REVENUE  
P.O. BOX/POSBUS 921  
1999 -04- 07  
DURBAN 4000  
ONTVANGER VAN INKOMSTE

Postal Code of district in which property is situated

Date of Transaction: 16th JUNE 1998      Consideration: R240 000,00

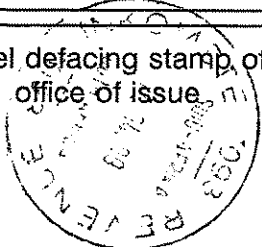
TRANSFER DUTY PAID BY: HENWOOD BRITTER & CANEY (Ref: JENNY)  
Postal Address: P O BOX 862, DURBAN, 4000

FOR OFFICIAL USE

Transfer duty paid on R 240 000-00      Being Purchase Price

Act under which duty charged 40/99      7/4/99

Steel defacing stamp of office of issue



RECEIVED OF REVENUE  
ONTVANGER VAN INKOMSTE  
DURBAN

CASH REGISTER RECEIPT

093007  
R 9840,00

07-04-99 000905  
0000 CIB