

A. VIR AKTESORGER SE GEBRUIK / FOR CONVEYANCER'S USE

(b) Gelyktydiges met ander registrasiekantore, Deelkante / Simult with other registries, Sectional titles

Kode Code	Naam van Firma / Name of Firm	Eiendom / Property	Kantoor Office
1			
2			
3			
4			

(b) Klant afskrifte van aktes permanent in Aktekantoor gelasseer
Client copies of deeds filed permanently in Deeds Office

Aard en nommer van akte / Nature and number of deed	Cover No. / Omring Nr.	Parave van ondersoekers Initials of examiners

(c) Notas / Notes

B. VIR AKTEKANTOOR GEBRUIK / FOR DEEDS OFFICE USE

Intersidite nagaan Intersidite checked	Datum Date	Paraf Initials	Omerkinge Remarks	Paraf Initials
(1) Dorp goedkeuring (geproklameer) Township approval (proclaimed)				
(2) Begintingsreël Endowment erven				
(3) Begintingsreël Endowment erven				
(4) Voorwaardes Conditions				
(5) Mikro Micro				
(6) Algemene Plan General Plan				
(7) Tielake Title Deed				
(8) Verbonde teen dorpsraad Bands against township title				
(9) Datum nagaan Date checked				

Kantoor instruksies / Office instructions

Sekste / Section

Deeds Reg Acc No.
CTN **21**

DLA CLIFFE DEKKER
HOFMEYER
Ca. Reg. No. 2008/01/8932/1
T (021) 481 6300

Maat No. / Ref No. **128147/GM**

A. VIR AKTEKANTOOR GEBRUIK / FOR DEEDS OFFICE USE

Datum van indiening / Date of lodgement

LODGED
28 MAY 2014
INGELIEN

2014-05-09

Ondersoekers / Examiners	Kamers Rooms	Skakeling / Linking	Verwerp Reject	Passer Pass
1. Z. NDAMASE TST2 J				
2. J.M. NGCEBETHA 1323				
3.				

B. VIR AKTESORGER SE GEBRUIK / FOR CONVEYANCER'S USE

Aard van Akte / Nature of Deed **Transfer**

Johnson
De Conceicao

T000029572 / 2014

Skakeling / Linking

3 1

T35706/2005 (VA 31/4/2014)

GEKYTYDIGES / SIMULS

Nr in reel No in batch	Kode Code	Naam van Parste / Names of Parties	Naam van Firma / Name of Firm	Firma Nr. Firm No.
1	T	Johnson/De Conceicao	CDH	21
2	BC	Johnson/Investec	SIBB	11
3	B	Johnson - De Conceicao/Alisa	Bisets	52
4				
5				
6				
7				
8				
9				
10				
11				
12				

TRANDED IN FOR EXECUTION
11 JUN 2014
TRANDED IN FOR EXECUTION

080005751085

Registrasie versoek deur
Registration requested by

Datum
Date

For Information Only

Example please note - matter taken over by
Cliffe Dekker - old cover lodged for your
information - Please debit disbursements to
Cliffe Dekker - thank you

A. Munn
conveyancer

41

Edward Nathan Sonnenbergs Inc
PO Box 2293
Cape Town
8000

Fee endorsement		
	Amount	Gift fee
Purchase price/Value	R 3 000 000,00	R 1100,00
Mortgage capital Amount	R	R
Reason for exemption	Cat.....	Exempt i.t.o section.....Act.....

Prepared by me



CONVEYANCER
Carla Batt

VERBIND MORTGAGED	
VIR FOR R 3 000 000,00	
B 000016328 / 2014	
(3) 12 JUN 2014	REGISTRAR

DEED OF TRANSFER

T000029572 / 2014

BE IT HEREBY MADE KNOWN THAT

~~Anton Luther Poethumus~~ RAYMOND FRANCIS SCOTT

appeared before me, REGISTRAR OF DEEDS at Cape Town, the said appearer being duly authorised thereto by a Power of Attorney which said Power of Attorney was signed at CAPE TOWN on 28 November 2013 granted to him by

MARC DOUGLAS JOHNSON
Born on 21 May 1962
Unmarried

DATA / CAPTURE
23 JUN 2014
FANTI WENDY

DATA / VERIFY
30 JUN 2014
LADNEY PATGEYAH

And the appearer declared that his said principal had, on 23 September 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:

ANDREA IMANUEL DA CONCEICAO
Identity Number 691022 5205 08 1
Unmarried

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

½ (ONE HALF) SHARE OF AND IN ERF 1377 HOUT BAY,
IN THE CITY OF CAPE TOWN,
CAPE DIVISION,
IN THE PROVINCE OF THE WESTERN CAPE

IN EXTENT 768 (SEVEN HUNDRED AND SIXTY EIGHT) Square Metres

FIRST TRANSFERRED by Deed of Transfer Number T14445/1944 with
Diagram SG No. 2144/42 relating thereto and held by Deed of Transfer Number
T35706/2005

- A. SUBJECT** to the conditions referred to in Deed of Transfer No. T8488/1935 dated 4th October 1935.
- B. NOT Subject** to condition B on page 2 of Deed of Transfer No. T35706/2005 by virtue of Section 53 of the Mining title Registration Amendment Act 24 of 2003.
- C. SUBJECT FURTHER** to the special condition contained in the Deed of Transfer No. T8489/1935 dated 4 October, 1935, reading as follows:-

"The Transferees and their Successors in Title, to the land hereby conveyed shall be entitled to all the water to which the Appearer's Principal as the registered owner by deed of Transfer dated 25th February, 1921, No. 1591, of certain piece of land being the remaining extent of certain piece of redeemed quitrent land, being Lot No. 1130 situate at Hout Bay in the Cape Division, measuring Twenty three comma Six nil four six (23,6046) Hectares, may be entitled to, and as may rise on the said property and flow into the "water course" on the said property as shown in DOTTED LINES on the Diagram marked A3718/1931 attached to the Notarial Deed of Servitude dated 28th November 1931, annexed to Deed of Transfer No. 1591/1921, as well as to all such water as may in its natural course collect and flow down in the said water course marked in DOTTED LINES on the diagram aforesaid on the said property hereby conveyed. The Transferees and their successors in title shall be further entitled to a site and build a reservoir in the said water course at the point marked OLD RESERVOIR on the said Diagram and shall have the right to collect such water in the said reservoir and to lead such water by means of pipes or otherwise from such reservoir to the property hereby conveyed. The Reservoir so to be constructed shall be on the site marked OLD RESERVOIR on the aforesaid diagram and shall not exceed more than 9,45 metres up the water course and 5,35 metres across the same, measured horizontally, and the height of the walls of the reservoir shall not exceed 1,83 metres from the ground level. The Transferees and their Successors in Title shall also have the right of access to and egress from the said reservoir and water course for the purpose of constructing and maintaining the said reservoir and preventing pollution of the water in the said basin."

but without benefits thereunder by reason of the provision of the special condition No. E 1 (b) hereafter set out

- D. AND ENTITLED to benefits under the terms of the servitude referred to in the endorsement dated 30th October, 1942, on the said Deed of Transfer No. T8489/1935, which endorsement reads as follows: -

"Remainder. Registration of Servitude.

By Transfers Nos. 12849 dated 30.10.1942, 2674 dated 3.3.1944, 12236 dated 31.8.1944 and 14444 dated 14.10.1944 the property thereby conveyed has been made subject to certain conditions enforceable by the owner of the land held hereunder relating to (a) Restraint on erection of any hotel or holding or liquor licence or conducting any retail or Wholesale Dealers Business or any trade, industry, cafe, dairy or similar business without the written consent of the owners of the remainder held hereunder (b) reservation of water rights safe from authorised wells or boreholes to the owner of the remainder (c) the right to lay, erect and maintain pipes, telegraph, telephone or electric wires over the property (d) rights of, access for maintenance repair etc. as will more fully appear on reference to the said transfer."

- E. AND FURTHER SUBJECT to the following conditions and reservations set forth in the said Deed of Transfer No. T14445/1944, imposed by the Llandudno Estates as owners of the land transferred: to them by the aforesaid Deed of Transfer No. T8489/1935 dated 4th October, 1935, which shall be capable of being enforced by them and the future proprietors of this land held by Deed of Transfer No. T8489/1935 dated 4th October, 1935, or any part thereof against the transferee and all succeeding owners of the land transferred hereby (hereinafter referred to as "this land"), namely:

1. The Transferors, the Appearer's Principals trading as aforesaid, reserve to themselves and their successors in title:-

- (a) The sole right to apply for and/or hold an Hotel Liquor Licence in respect of any premises now or in future erected on this land and no present or future proprietor of this land shall have the right to erect any hotel or to hold any liquor licence in respect of any premises thereon until after the written consent of the Transferors or their successors in title to the erection of such hotel or application for licence shall have been obtained, nor shall any Retail or Wholesale Dealers business or any trade or any industry or any Cafe, or any Dairy business or any similar occupation be conducted on this land or in any buildings thereon without the like previously obtained consent.
- (b) The sole right to all water rising on or flowing over this land, and the land described in the Deed of Transfer No. T8489/1935 dated 4th October 1935, save and except such water as may be obtained by the registered owner from wells or boreholes sunk on this land, with the prior permission of the Transferors or their successors.
- (c) The right at all times to lay and to maintain, pipes for the conduct of water under this land, and to erect, to pass and maintain telegraph, telephone and/or electricity wires over this land, and to erect poles thereon for the support of such wires and to affix any wires to any building or erection thereof provided that they shall not be affixed at less than 3.05 metres from the ground.
- (d) The right of access to any water pipes and/or wires laid or erected by them across this land for the purpose of maintaining, repairing, removing or extending the same and the right further to do whatever shall be desirable or necessary to improve and make convenient to the inhabitants of the Llandudno Township the amenities to be supplied by means of such pipes and wires.
- 2 The rights of ownership of the Transferee and his successors are hereby further restricted as follows:-
- (a) No main buildings shall be erected on this land Within 3.78 metres of the line of the road on which they abut, and no outbuildings shall be erected thereon within 7, 87 metres of the nearest road.
- (b) Until such time as a local authority having in law the power to prohibit the erection of unauthorised buildings shall have been established with Jurisdiction over this land no building may be erected thereon until the plan of such building has been approved by the Transferors or their successors in title. No temporary bungalows or wood and iron structures or tents may be erected on this land: without the permission of the Transferors and all buildings which may at any future date be erected on this (and shaft be constructed of stone or brick or cement blocks or concrete.
- (c) The Transferee shall not have the right to quarry stones or make bricks on this land except for the purpose of and use in the buildings in course of erection thereon for which he shall first obtain the written consent of Transferors.

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

MARC DOUGLAS JOHNSON, Unmarried

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

ANDREW IMANUEL DA CONCEICAO, Unmarried

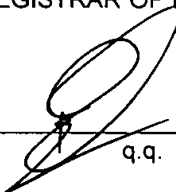
his Heirs, Executors, Administrators or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R3 000 000,00 (THREE MILLION RAND).

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.

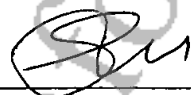
THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at Cape Town on

12 J 4 1 P

2014


q.q.

In my presence


REGISTRAR OF DEEDS

41

Edward Nathan Sonnenbergs Inc
PO Box 2293
Cape Town
8000

Prepared by me



CONVEYANCER
Carla Batt

POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

MARC DOUGLAS JOHNSON
Born on 21 May 1962
Unmarried

do hereby nominate and appoint Adelene Posthumus or Andrew Francis Bembridge or Arno Watson or Belinda Martina Le Roux or Janine De Villiers or Karla Louise Strydom or Len Vorster or Marlene Slabbert or Marelize Swart or Nosipo Nomahlubi Mgojo or Redvers John Lee or Spencer Patrick Naicker or Suzanne Uys or Allison Claire Alexander or Anton Luther Posthumus or Lee-Ann Fiona Hopley or Carla Batt

with power of substitution to be my true and lawful Attorney and Agent in my name, place and stead to appear at the Office of the REGISTRAR OF DEEDS at Cape Town or any other competent official in the Republic of South Africa and then and there to act as my Attorney and Agent and to pass transfer to:

ANDREA IMANUEL DA CONCEICAO
Identity Number 691022 5205 08 1
Unmarried

the property described as:

1/2 (ONE HALF) SHARE OF AND IN ERF 1377 HOUT BAY
IN THE CITY OF CAPE TOWN
CAPE DIVISION
WESTERN CAPE PROVINCE

IN EXTENT 768 (SEVEN HUNDRED AND SIXTY EIGHT) SQUARE METRES

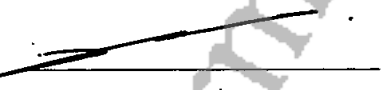
HELD BY Deed of Transfer Number T35706/2005

the said property having been sold by me on 23 September 2013, to the said transferee/s for the sum of R3 000 000,00 (Three Million Rand);

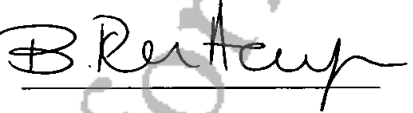
and further cede and transfer the said property in full and free property to the said Transferee; to renounce all right, title and interest which the Transferor heretofore had in and to the said property, and generally, for effecting the purposes aforesaid, to do or cause to be done whatsoever shall 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.

Signed at Cape Town on 28 November 2013
in the presence of the undersigned witnesses.

AS WITNESSES :

1. 


MARC DOUGLAS JOHNSON

2. 

A 1

DEED OF SUBSTITUTION

I, the undersigned,

ALLISON CLAIRE ALEXANDER

Conveyancer, being authorized thereto by virtue of a power of attorney executed in my favour on 28 November 2013 and signed at Cape Town by -

Marc Douglas Johnson

In respect of the transfer/mortgaging of

1/2 share of Erf 1377 Hout Bay
(property description)
to/in favour of

Andrea Immanuel Da Conceicao

with the power of substitution, do hereby nominate, substitute and appoint -

RAYMOND FRANCIS SCOTT

Conveyancer, in my name, place and stead, to exercise the powers and authorities set out in the said power of attorney; and

I, the said **RAYMOND FRANCIS SCOTT** do hereby accept substitution as aforesaid.

SIGNED at Cape Town on 11 June 2014

A. Alexander
Allison Claire Alexander

SIGNED at Cape Town on 12 June 2014

RAYMOND FRANCIS SCOTT



Transfer Duty Declaration

TDREP

Reference Details

Transfer Duty Reference Number: TDE0093DB8

Details

Details of Seller / Transferor / Time Share Company

Surname / Registered Name JOHNSON
ID Number 6205210000000
Company / CC / Trust Reg No.

Full Name MARC DOUGLAS
Date of Birth (CCYYMMDD) 1982-05-21
Marital Status NOT MARRIED

Details of Purchaser / Transferee

Full Name ANDREA IMANUEL
Date of Birth (CCYYMMDD) 1989-10-25
Marital Status NOT MARRIED

Surname / Registered Name DA CONCEICAO
ID Number 6910225205061
Spouse Initials

Details of the Property

Date of Transaction/Acquisition (CCYYMMDD) 2013-09-23
Total Fair Value R 3000000.00

Total Consideration R 3000000.00

Calculation of Duty and Penalty / Interest

Transfer Duty Payable on Natural Person R 3000000.00

Property Description

1 1/2 (ONE HALF) SHARE OF AND IN ERF 1377 HOUT BAY IN THE CITY OF CAPE TOWN CAPE DIVISION WESTERN CAPE PROVINCE IN EXTENT 768 (SEVEN HUNDRED AND SIXTY EIGHT) SQUARE METRES

Receipt

Receipt Details

Transfer Duty Reference Number TDE0093DB8
Receipt Amount R 157000.00

Receipt No. 1200128252

Declaration by Conveyancer / Attorney

I certify that this is a true copy of the transfer duty declaration / receipt / exemption certificate drawn from the SARS eFiling site, which will be retained by me for 5 years from the date of registration of transfer.

XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
Please ensure you sign over the 2 lines of 'X's above

Date (CCYYMMDD)

20140228

For enquiries go to
www.sars.gov.za or call
0800 00 SARS (7277)

3

ISIXEKO SASEKAPA
CITY OF CAPE TOWN
STAD KAAPSTAD



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Making progress possible. Together.

CERTIFICATE IN TERMS OF SECTION 118 OF THE LOCAL GOVERNMENT: MUNICIPAL SYSTEMS ACT, 2000 (ACT No. 32 OF 2000)

(AS PRESCRIBED IN TERMS OF SECTION 120 OF ACT No. 32 OF 2000)

ISSUED BY CITY OF CAPE TOWN

In terms of section 118 of the Local Government: Municipal Systems Act, 2000 (Act No. 32 of 2000), it is hereby certified that all amounts that became due to City of Cape Town in connection with the undermentioned property situated within that municipality for municipal service fees, surcharges on fees, property rates and other municipal taxes, levies and duties during the two years preceding the date of application for this certificate, have been fully paid.

DESCRIPTION OF PROPERTY (see definition of property in section 1 of Act 32 of 2000)

21 Digit Code (or Municipal Reference Number): 30165265 / 2014

Erven / Property Description: 1377

Portion:

Extension: HOUT BAY

Zoning:

Registration division / Administrative District:

Suburb / Allotment: HOUT BAY

Town: CITY OF CAPE TOWN

Sectional Title unit number:

Exclusive use area and number as referred to on the registered plan:

Real right:

Scheme registration number:

Sectional Title Scheme Name:

Registered owner:

Name and Identity/ Registration Number of all purchaser/s: ANDREA IMANUEL DA CONCEICAO (6910225205081)

This Certificate is valid until: 24/09/2014

Given under my hand at CAPE TOWN on 27/05/2014

Certificate By Conveyancer: I, Funeka Balezi (full name and surname) hereby certify that this is a print-out of a data message in respect of the original clearance certificate electronically issued by the City of Cape Town.

Conveyancer

Date

27/05/2014

MUNICIPAL MANAGER
City of Cape Town

Date issued: 27/05/2014

Authorised Official: FUNEKA BALEZI

4
TRACK NUMBER : 80005751085

BLACK-BOOKING ENQUIRY ON NAME - JOHNSON, MARC DOUGLAS
ID NUMBER - 620521
BIRTH DATE - 19620521
MARITAL STATUS - UNMARRIED
MAIDEN NAME -
TYPE OF PERSON - PRIVATE PERSON

PERSON NAME AND ID

CONTRACTS/INTERDICTS

NOTED ON-SCAN/MICRO REF

JOHNSON MARC DOUGLAS

620521

VA1157/2014-T35706/2005

20140219-20140225083939

620521

VA3114/2014-T35706/2005

20140425-20140509111123

620521

VA0893/2007-T35706/2005

20071206-20080212192058

JOHNSON MARTINDUS

1477/1976GN-7643/67-17/2/976

0

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FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

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

FOR INFORMATION
I KE F: /XARRA I KE

TRACK NUMBER : 88885751885

PROPERTY DETAILS
PORTION 0
ERF NO 1377
TOWNSHIP HOUT BAY
REG DIV NOT AVAILABLE

PROVINCE WESTERN CAPE
PREV DESCRIPTION T14445/1944
DIAGRAM DEED NO 768 SQM
EXTENT CITY OF CAPE TOWN
CLEARANCE

NO INTERDICTS

DOCUMENTS
B50445/2005
VA1157/2014
VA3114/2014
VA9893/2007
PROC 90/1990-RATES

HOLDER & SHARE
INVESTEC BANK MAURITIUS LTD
T35706/2005
T35706/2005*
T35706/2005

AMOUNT
R4675560.00

O/P/A	SCAN/MICRO/REF	MMD
	20088212192213	0510
	20148225083939	0219
	20140509111123	0425
	20088212192058	1206

OWNER DETAILS

FULL NAME & SHARE
JOHNSON MARC DOUGLAS

PURCH DATE 20050117
AMOUNT/REASON - O/P/A* IDENTITY R5000000.00
620521

TITLE DEED T35706/2005
MMD 0510
MICROFILM REF 20140509111150

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

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*** END OF REPORT ***

IK E: /XARRA /KE

6

1. Lodge title.
2. Reg 18, certifying ✓
30/5/14

NDAMASE-1312

VA 1157/2014 was registered on 19/2/2014 and delivered. It was lodged in this cover on 13/3/2014.

Ball

Conveyancer
C Ball

I certify that the Seller has not been issued with a South African ID document

Ball

conveyancer
C Ball

For Information Only