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SYFRET GODLONTON-FULLER MOORE INC.
Attorneys, Notaries and Conveyancers
CAPE TOWN

Prepared by me,

CONVEYANCER
B J COWDRY

VERBINS		MORTGAGED	
VR FOR R 200.000,00			
B	6/958 (94)		
12-09-94		REGISTRAR/REGISTRAR	

88977536-00101

DEED OF TRANSFER

68228 94

(BY VIRTUE OF A POWER OF ATTORNEY)

KNOW ALL MEN WHOM IT MAY CONCERN

THAT ANTHONY JOHN NOYES PLUMMER

appeared before me, Registrar of Deeds at CAPE TOWN, he the said
Apparar, being duly authorised thereto by a Power of Attorney granted to
him by

1. **JOHN STANLEY ATKINSON**
(Identity No. 501021 5023 10 6)
**MARRIED, THE MARRIAGE BEING GOVERNED BY THE
LAWS OF ENGLAND**
2. **SUSAN JEAN ATKINSON**
(Identity No. 510731 0027 10 5)
**MARRIED, THE MARRIAGE BEING GOVERNED BY THE
LAWS OF ENGLAND**

dated the 26 JULY 1994

and signed at CAPE TOWN

AND the /.....

AND the said Appearer declared that on the 1ST JUNE 1994 his Constituent as aforesaid had truly and legally 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

1. **CYRIL IAN GLASER**
(Identity No. 461227 5010 08 8)
UNMARRIED
2. **BARBARA RUTH MAYERS**
(Identity No. 521130 0653 08 4)
MARRIED OUT OF COMMUNITY OF PROPERTY

their Heirs, Executors, Administrators or Assigns:

ERF 237 GREEN POINT, in the City of Cape Town, Cape Division

IN EXTENT: 535 (FIVE HUNDRED AND THIRTY FIVE) Square Metres

FIRST TRANSFERRED by Deed of Transfer No. T872/1925 with a Diagram relating thereto and held by Deed of Transfer No. T5362/1988

- A. **SUBJECT** to such conditions as are referred to in said Deed of Transfer No. T10571/1975.
- B. **SUBJECT** further to the following special conditions contained in Deed of Transfer No. T871/1925, reading:-
 1. Only dwelling houses shall be built on the said land.
 3. No shop or licensed premises shall be permitted, nor shall any business or trade of any description be carried on in any such dwelling or adjuncts, or on the said land.

These conditions are imposed for the benefit of the Transferor described in that transfer as Estate late Ellen Rachel Garlick and its successors in title as owner of the remaining extent, then held by Transfers No. 20 dated April 1887 and No. 10480 dated December 1898

- C. **SUBJECT FURTHER** to the following special conditions imposed by the Municipality of the City of Cape Town, contained in the said Transfer No. 872/1925:

1. That /....

1. That a space of not less than 4,72 metres in width be left in front of all lots fronting or abutting on the New High Level Road, the continuation of Joubert Road 9,45 metres and Roos Road 9,45 metres such space may be utilised as gardens or forecourts.
2. That not more than one dwelling shall be erected on any one lot and that not more than half the area of any one lot be built upon.
3. That the purchaser of any Lot shall be obliged to receive the necessary material to give a proper slope to the embankment whenever a plot is below the level of the adjoining road, and when a plot is above the level of any adjoining road, he shall in like manner permit a safe slope to the bank, unless he shall elect to build retaining walls.
4. That all necessary works of excavation and filling, or the construction of retaining walls shall be undertaken by and at the cost of the owner and completed to the satisfaction of the City Engineer before any street works are executed under the provisions of the Cape Municipal Ordinance No. 10 of 1912 and amending Ordinance.
5. That the purchaser of each lot and his successors in title shall be obliged to allow the drainage or sewerage of any other lots to be conveyed over such lot if deemed necessary by the Corporation and in such manner and in such position as may from time to time be reasonably required by the Corporation.

WHEREFORE /.....

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

TRANSFERORS

heretofore had to the premises, did, in consequence also acknowledge the said

TRANSFERORS

to be entirely dispossessed of, and disentitled to, the same; and that by virtue of these presents, the said

TRANSFEREES

their 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 said

TRANSFERORS

to be satisfactorily paid and/or secured the whole of the purchase price amounting to the sum of R500 000,00 (FIVE HUNDRED THOUSAND RAND)

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 in CAPE TOWN on the 12th day of September in the year of Our Lord One Thousand Nine Hundred and Ninety Four (1994).



q.q.

In my presence,



REGISTRAR OF DEEDS



