

CHRIS FICK & ASSOCIATES  
236  
M47083/CF/RM

Prepared by me,

*Am Fick*

Conveyancer  
Christiaan Ludolph Nelson Fick  
(M81828)

|                             |              |            |        |
|-----------------------------|--------------|------------|--------|
| Purchaser's<br>price, Value | 1 500 000.00 | Office fee | 251.00 |
| Net purchase<br>Amount      |              |            |        |
| Balance for<br>completion   |              |            |        |



T 000034007 2021

## DEED OF TRANSFER

Be it hereby made known that

**CHRISTIAAN LUDOLPH NELSON FICK**

appeared before me, Registrar of Deeds, at Cape Town, he, the said appearer, being duly authorised thereto by a power of attorney dated at Johannesburg on 20 May 2021 and granted to him by

**Nothando Ndebele**

**Born on 13 January 1974**

**Unmarried**

and the appearer declared that



the said principal/s had on **22 April 2021**, truly and legally sold and that he, the said appearer, in his capacity as attorney aforesaid, did by these presents cede and transfer to and on behalf of

**1. Leonhard Gärtner**

**Born on 11 March 1964**

**Married, which marriage is governed by the laws of the Federal Republic of Germany**

**2. Anita Gärtner**

**Born on 5 July 1965**

**Married, which marriage is governed by the laws of the Federal Republic of Germany**

their heirs, executors, administrators or assigns,  
in full and free property

**Erf 2203 Green Point,  
situate in the City of Cape Town,  
Cape Division, Western Cape Province;**

**In Extent: 260 (Two Hundred And Sixty) Square Metres**

**First transferred and still held by Deed of Transfer No T 46285/2017 with  
Diagram S.G. No 1101/2016 relating thereto.**

- A. Subject to the conditions referred to in Deed of Transfer No T 8547/1922.
- B. Entitled to the following conditions contained in Notarial Deed of Servitude No SK 771/2017S, which read as follows:

- B.1. A height restriction servitude over the Remainder Erf 207 Green Point. No building, structure, object, tree or plant of any kind (hereinafter collectively referred to as "improvements") may exceed the relevant height restriction above mean sea level as may be imposed and recorded further below and whether intended for habitation, recreation, security, storage, parking, landscaping or whatsoever purpose, shall be established on the Remainder. The said servitude shall not be trafficable by the acquirer of the Remainder Erf 207 Green Point, other than for maintenance purposes.
- B.2. With regard to the Remainder Erf 207 Green Point the entire area constitutes a Servitude Area in favour of Erf 2203 (Portion of Erf 207) Green Point. No improvements as contemplated in condition B above, or otherwise, shall exceed 69m (sixty nine) metres above mean sea level (roof/slab/parapet).
- B.3. No building plans or applications in respect the Remainder Erf 207 Green Point shall be submitted for approval to the City of Cape Town or other relevant authority, unless accompanied by a certificate by a professional land surveyor, confirming that the proposed improvements or changes on such plans and/or applications do not contravene the aforesaid height restrictions. Similarly, a certificate by a professional land surveyor, confirming that the aforesaid height restrictions are being contravened, shall be prima facie proof of such fact.
- B.4. With regard to the entire area, such area constitutes a Servitude Area over Remainder Erf 207 Green Point in favour of Erf 2203 (portion of Erf 207) Green Point emanating from a height above mean sea level of 69m (sixty nine) metres, which Servitude Area shall serve a purpose of view by Erf 2203 (portion of Erf 207) Green Point, as well as his Successors in Title, Administrators of Assigns. The owner of the Remainder Erf 207 Green Point and his successors in title shall be obliged to maintain the roof to any structures vertically below the

servitude area to ensure the undisturbed use and enjoyment by the owner of Erf 2203 (portion of Erf 207) Green Point of the servitude area as above at all times.

Wherefore the appearer, renouncing all the right and title the said

Transferor

heretofore had to the premises, on behalf as aforesaid, did, in consequence, also acknowledge the said

Transferor

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/are and henceforth shall be entitled thereto, conformably to local custom; the State, however, reserving its rights; and the appearer finally acknowledged that the purchase price amounts to **R4 500 000,00 (Four Million 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 *21 July* 2021.

*Ann J. J. J.*  
q.q.

In my presence,

*[Signature]*

Registrar of Deeds

*[Signature]*