

Sohn Gordon Martins

CTN 1010UITVOERING/EXECUTION

Box 122

Tel. 424-2638/64
Fax. 424-0474

Datum van indiening/Date of lodgment

LODGED
2006 -12- 20
LODGED

A. VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE USE

Orderboek/Examiners	Rekening/Rechno	Sekelring/Linking	Reiser/Verreken	Passer/Pass
1. A. SMIDT 1164				
2. S.V. DYANTIS 1133				
3.				

B. VIR AKTEBESORGER SE GEBRUIK/FOR CONVEYANCE USE

Aard van Akte/Nature of Deed: *Verkoop van Erfgrond*

Verw. No./Ref. No.: *26154578*

Shakelring/Linking: *31*

Trekkeke, ens. Dinsw./The deeds, etc. within

T 00002653 / 2007

Twee in N.v.2

(Kort beskrywing van eiendom (short brief description of property (merely para 1 in Deed))

ERF 2622 HOUT BAY.

DELTVOEGES/IMMULS

Rekening/Rechno	Kode	Naam van Personeel/Name of Parties	Naam van Firma/Name of Firm	Firma No.
1	T	STRAUSS / SOHN	SOHN GORDON	102
2	B.C.	STRAUSS - ABSA	KATZBERG & CO	32
3	B	SOHN - FIRST RABD BANK	ABSA BANK	11
4				
5		EXAMINER'S NOTES INSIDE		
6				
7				
8				
9				
10				
11				
12				



080001277932

122

SOHN GORDON MARTINS BRANFORD
11th Floor, 101 St. George's Mall
CAPE TOWN
8001

Prepared by me

CONVEYANCER
Gordon Z

FEE
R. 400,00

VERBIND MORTGAGED
VIR FOR R 700 000,00
B 000003419 · 2007
2007 - 01 - 19
REGISTRATEUR/REGISTRAR

400002653 / 2007

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

Zelda Gordon

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 11 JULY 2006 granted to him by

1. **JOHANNES STRAUSS** ✓
Identity Number 330405050083
Unmarried
2. **JEANETTA STRAUSS** ✓
Identity Number 6711140596087
Unmarried
3. **JEAN SMIT**
Identity Number 6206280182087
Unmarried

DATA / CAPTURE
21 FEB 2007
WILLIS I

And the appearer declared that his said principal had, on 26 February 2006, 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:

RICHARD CHRISTOPHER WALTER SOHN
Identity Number 7707255067087
Unmarried

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

ERF 2622 HOUT BAY
IN THE CITY OF CAPE TOWN
CAPE DIVISION
PROVINCE OF THE WESTERN CAPE;

IN EXTENT 848 (EIGHT HUNDRED AND FORTY EIGHT) SQUARE
METRES

FIRST TRANSFERRED By Deed of Transfer No. 5319/1968 with General Plan No. TP506 relating thereto and held by Deed of Transfer No. T20249/2002.

A SUBJECT to such conditions as are referred to in Certificate of Township Title No. T2061/1968.

B ENTITLED to the benefit of the servitude endorsement dated 18th December, 1951, on Deed of Transfer No. T6058/1917 which reads:

"Registration of Servitude"

By Deed of Transfer No. 21845 dated 18th December 1951, the properties thereby conveyed are subject to a 18,89 metres right of way in favour of the Remainder Erf 1487, measuring 184,0306 Hectares held hereunder which right of way is marked e.b.f. and f.b.g. on Diagram No. 7834/50 annexed to the said transfer and also subject to other conditions as will more fully appear on reference to the said Deed of Transfer."

C SUBJECT FURTHER to the following conditions contained in the said Deed of Transfer No. T5319/1968 imposed under Township Ordinance No. 33 of 1934, by the Administrator of the Province of the Cape of Good Hope when approving of the said Hout Bay Township Extension No. 15, namely:

- (a) The owner of this erf shall without compensation be obliged to allow electricity cables and/or other waterpipes and the sewage and drainage, including stormwater or any other erf or erven inside or outside this township to be conveyed across this erf, if deemed necessary by the local authority and in such manner and position as may from time to time be reasonably required; this shall include the right of access to the erf at any reasonable time in order to construct, maintain, alter, remove or inspect any sewer, manhole, channel, conduit or other works pertaining thereto.
- (b) The owner of this erf shall be obliged, without compensation, to receive such material or permit such excavation on the erf, as may be required to allow us of the full width of the street and provide a safe and proper slope to its bank owing to difference between the levels of the street as finally constructed and the erf, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the Local Authority.
- (c) This erf shall be used only for such purposes as are permitted by the Town Planning Scheme of the Local Authority and subject to the conditions and restrictions stipulated by the Scheme.



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

TRANSFERORS

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

TRANSFEEEE

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 R900 000,00 (NINE HUNDRED 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 CAPE TOWN on

19 January

2006/7



q.q.

In my presence


REGISTRAR OF DEEDS

For Information Only



122

SOHN GORDON MARTINS BRANFORD
11th Floor, 101 St. George's Mall
CAPE TOWN
8001

[Handwritten signature]

Prepared by me

[Handwritten signature]

CONVEYANCER
Gordon Z

POWER OF ATTORNEY TO PASS TRANSFER

We, the undersigned

- 1. JOHANNES STRAUSS
Identity Number 330405050083
Unmarried
- 2. JEANETTA STRAUSS
Identity Number 6711140596087
Unmarried
- 3. JEAN SMIT
Identity Number 6206280182087
Unmarried

*I certify that the correct
id. number of transferor 1 is
330430 5050 083*

*Z. GORDON
Conveyancer*

*I certify that the correct
id. number of transferor 2
is 671114 0594 087*

*Z. GORDON
Conveyancer*

do hereby nominate and appoint Zelda Gordon

with power of substitution to be our true and lawful Attorney and Agent in our name, place and stead to appear at the Office of the Registrar of Deeds in CAPE TOWN or any other competent official in the Republic of South Africa and then and there as our act and deed to pass transfer to:

RICHARD CHRISTOPHER WALTER SOHN
Identity Number 7707255067087
Unmarried

the property described as:

ERF 2622 HOUT BAY
IN THE CITY OF CAPE TOWN
CAPE DIVISION
PROVINCE OF THE WESTERN CAPE;

IN EXTENT: 848 (EIGHT HUNDRED AND FOURTY EIGHT) SQUARE METRES

HELD BY Deed of Transfer No. T20249/2002

the said property having been sold by me on 26 February 2006, to the said transferee/s for the sum of R900 000.00 (Nine Hundred Thousand Rand)

[Handwritten signatures]


Page 2


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 Transferors 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 Transferors 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 this the 11th day of JULY 2006.

in the presence of the undersigned witnesses. ✓

AS WITNESSES :

1.  _____ ✓
JOHANNES STRAUSS ✓

2.  _____ ✓
JEANNETTA STRAUSS ✓

 _____ ✓
JEAN SMIT ✓

For Information



2/A

TD2

TRANSFER DUTY
Receipt or exemption certificate
 Transfer Duty Act, 1949

Part 2

Details of seller(s)/transferor(s)

Full name of seller/transferor (1) **JOHANNES STRAUSS**
 Identity/Trust/CC/Company number **330430 5050 083**

Full name of seller/transferor (2) **JEANNETTA STRAUSS** ✓ Full name of Seller (3) **JEAN SMITH**
 Identity/Trust/CC/Company number **671114 0596 087** **620628 0182 004**

Details of purchaser(s)/transferee(s)

Full name of purchaser/transferee (1) **RICHARD CHRISTOPHER WALTER SOHN**
 Identity/Trust/CC/Company number **770725 5067 087**

Full name of purchaser/transferee (2) **N/A**
 Identity/Trust/CC/Company number **N/A**

Details of purchase transaction

Transfer Duty payable on **R** being total consideration or fair value

Date of acquisition **26 FEBRUARY 2006** Bought by: Private Treaty Public Auction

Consideration **R900 000.00**

Any other consideration payable _____ SARS reference _____

Total consideration **R900 000.00** Conveyancer's/Attorney's file reference **ZG/sg/S**

Description of property (as per Deeds Registry) **ERF 2622 HOUT BAY
 IN THE CITY OF CAPE TOWN
 CAPE DIVISION
 PROVINCE OF THE WESTERN CAPE;
 IN EXTENT 848 (EIGHT HUNDRED AND FORTY TWO) SQUARE METRES**

Declaration by Conveyancer/Attorney

I **Zelda Gordon** (full name) hereby certify that this is a true copy of the transfer duty receipt / exemption certificate, drawn from the SARS website (e-filing only).

 Signature

 Date

RECEIPT/EXEMPTION

[Handwritten Signature]

SUID AFRYKAANSE INKOMSTEDIENSTE
 SOUTH AFRICAN REVENUE SERVICES
 KAAPSTAD / CAPE TOWN

2006-10-26 09:00:00
 (Transfer Duty)
 R 500 000.00
 CHEQUE

01915 EAKINDH
2821 EIP007

2821 EIP007



TRANSFER DUTY

TD6

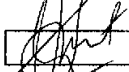
Annexure to transfer duty declarations for additional sellers, purchasers and properties
Transfer Duty Act, 1949

Details of additional sellers

Full name of seller/transferor	JEAN SMIT ✓		
Identity/Trust/CC/Company number	6206280182004	Income Tax reference number	N/A
If you are not registered for Income Tax, state your annual income from all sources	R31 200.00		
If you are a VAT vendor, state your VAT registration number.....	N/A		
If you are a non-resident, state country of residence and passport number	N/A		
Full name of seller/transferor	N/A		
Identity/Trust/CC/Company number	N/A	Income Tax reference number	N/A
If you are not registered for Income Tax, state your annual income from all sources	N/A		
If you are a VAT vendor, state your VAT registration number.....	N/A		
If you are a non-resident, state country of residence and passport number	N/A		

Declaration by additional seller(s)/transferor(s)

The transferor(s) and transferee(s) are connected persons as defined in the Value-Added Tax Act, 1991 YES NO
This declaration is made by me/us as *seller(s)/representative(s) of the seller(s).
I/We certify that the information furnished in this declaration is true and correct.


JEAN SMIT
17 OCTOBER 2006
Date


SOUTH AFRICAN REVENUE SERVICE
KAAPSTAD / CAPE TOWN

For Information Only

2831 618540
2821 57F007

ISIXEKO SASEKAPA
CITY OF CAPE TOWN
STAD KAAPSTAD

CLEARANCE CERTIFICATE FOR MUNICIPAL SERVICES, SURCHARGES ON FEES, PROPERTY RATES,
OTHER MUNICIPAL TAXES, LEVIES, DUTIES ON TRANSFER OF PROPERTY

Authority is hereby granted in terms of section 118 of
the Local Government Municipal Systems Act, 2000 (32 of 2000)
for the registration of the transfer of the property/ies mentioned herein:

Certificate Nr.: 161181/2006
Date: 18-OCT-06
Valid Until: 18-FEB-07
Conveyancer Ref Nr: ZELDA GORDON

19 OCT 2006
CITY OF CAPE TOWN

Transfer from: JOHANNES STRAUSS & others ✓ Id. Nr: 3304305050083
Transfer to: RICHARD CHRISTOPHER WALTER SOHN ✓ Id. Nr: 7707255067087

Erf/Farm portion: 2622 ✓
Area: ~~848~~ 848 SQ METRE ✓

Township /Farm: HOUT BAY

Share portion:

for: Executive Director: Finance

STAD KAAPSTAD
19 OCT 2006
CITY OF CAPE TOWN

Prod DEEDS REGISTRATION SYSTEM - CAPE TOWN
Prepared By : DRS08003 - Debra Berghoff, CT office

DATE : 20061220 TIME : 13:35:48.3 PAGE : 1

TRACK NUMBER : 80001277932

BLACK-BOOKING ENQUIRY ON NAME - STRAUSS JOHANNES
ID NUMBER - 3304305050083 ✓
BIRTH DATE - 19330430
MARITAL STATUS - UNMARRIED
MAIDEN NAME -
TYPE OF PERSON - PRIVATE PERSON

PERSON NAME AND ID	CONTRACTS/INTERDICTS	NOTED ON MICROFILM REF
STRAUSS JOHANNES	3304305050083 H545/1965 3304305050083 I-4346/2006-I-9008/2006-T20249/2002	0 20060911

*** END OF REPORT ***

*to set transfer
Prop. to R.C.W. Sohn*

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Prod DEEDS REGISTRATION SYSTEM - CAPE TOWN
Prepared By : DRS08003 - Debra Berghoff, CT office

DATE : 20061220 TIME : 13:36:11.4 PAGE : 1

TRACK NUMBER : 80001277932

BLACK-BOOKING ENQUIRY ON NAME - STRAUSS JEANETTA
ID NUMBER - 6711140594087
BIRTH DATE - 19671114
MARITAL STATUS - UNMARRIED
MAIDEN NAME -
TYPE OF PERSON - PRIVATE PERSON

PERSON NAME AND ID	CONTRACTS/INTERDICTS	NOTED ON MICROFILM REF
-----	-----	-----
STRAUSS JEANETTA	6711140594087 1-4346/2006-I-9008/2006-T20249/2002	20060911

*** END OF REPORT ***

For Information Only

Prod DEEDS REGISTRATION SYSTEM - CAPE TOWN
Prepared By : DRS08003 - Debra Berghoff, CT office

DATE : 20061220 TIME : 13:36:19.1 PAGE : 1

TRACK NUMBER : 80001277932

BLACK-BOOKING ENQUIRY ON NAME - SMIT JEAN
ID NUMBER - 6206280182004
BIRTH DATE - 19620628
MARITAL STATUS - UNMARRIED
MAIDEN NAME -
TYPE OF PERSON - PRIVATE PERSON

PERSON NAME AND ID	CONTRACTS/INTERDICTS	NOTED ON MICROFILM REF
SMIT JEAN	6206280182004 I-4346/2006-I-9008/2006-T20249/2002	20060911

*** END OF REPORT ***

For Information Only

Prod DEEDS REGISTRATION SYSTEM - CAPE TOWN
 Prepared By : DRS08003 - Debra Berghoff, CT office

GA

DATE : 20061220 TIME : 13:36:25.4 PAGE : 1

TRACK NUMBER : 80001277932

PROPERTY DETAILS PRINT FOR PORTION 0
 ERF NO 2622
 TOWNSHIP HOUT BAY
 REG DIV NOT AVAILABLE

PROVINCE WESTERN CAPE
 PREV DESCRIPTION TP506
 DIAGRAM DEED NO T5319/1968
 EXTENT 848 SQM
 CLEARANCE CAPE TOWN SOUTH

INTERDICTS I-4346/2006-I *to transfer the property to R.C.W. Schin* CASE NUMBER 9008/2006 CASE DATE/TITLE NR T20249/2002 NOTED ON 20060911

DOCUMENTS B15674/2002 HOLDER & SHARE A B S A BANK LTD AMOUNT R350000.00 O/P/A MICROFILM REF 2002 0301 1735 MMDD 0319

OWNER DETAILS

FULL NAME & SHARE	PURCH DATE	AMOUNT/REASON	O/P/A	IDENTITY	TITLE DEED	MMDD	MICROFILM REF
STRAUSS JOHANNES 0.333333 1/3	20020123	R445000.00	0	3304305050083	T20249/2002	0319	2002 0301 1710
STRAUSS JEANETTA 0.333333 1/3	20020123	R445000.00	0	6711140594087	T20249/2002	0319	2002 0301 1710
SMIT JEAN 0.333333 1/3	20020123	R445000.00	0	6206280182004	T20249/2002	0319	2002 0301 1710

THE SUM OF THE SHARE TOTALS IS : 0.999999

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

*** END OF REPORT ***

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