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2195



**Cassie Nell**

Attorney Notary and  
Conveyancer

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PTA Lodgment No: 263  
JHB Lodgment No: 153

Our ref : CJN /ONICCA

Your ref: SECURITIES DEPARTMENT

Date: 15 October, 2018

Dear Sirs

THE STANDARD BANK OF SOUTH AFRICA LIMITED  
SECURITY DEPARTMENT  
6 SIMMONDS STREET  
JOHANNESBURG

**BOND BY :GJ KLOPPERS**  
**ACCOUNT NO. :531 502 449**  
**OVER :ERF 783 LITTLE BRAK RIVER**

We hereby enclose herewith the following documents for safekeeping by this office  
Stichtings Bank  
Trust Services  
Processing Centre Jhb

1. Deeds Office Search
2. Deed of Transfer No.T19318/2018
3. Mortgage Bond No.B8942/2018

2018 -10- 17

Yours faithfully

**CASSIE NELL**

Per:

NOT DOCUMENTS NOT CHECKED

Casparus Johannes Nell BA LLB (Stell)

Office Hours are Monday to Thursday 08h00 to 13h00 and 14h00 to 16h30

Fridays 08h00 to 13h00 and 13h00 to 15h30

ED. RAS ATTORNEYS  
131 GLENQUA DRIVE  
GLENTANA  
PO BOX 8  
GREAT BRAK RIVER  
6525  
TEL: (044) 879 1550

Prepared by me

*N. Pretorius*  
CONVEYANCER  
NATA PRETORIUS

Project Description	A50 000 00 5000	
Contract Value Roules		
Contract Number		

VIC HOLR 270 000 00	
B	000008942 / 2018
03 MAY 2018	<i>Oliver</i>

WALDENBERG  
03 MAY 2018  
YOLANDI OLIVER

T 000019318 / 2018

### DEED OF TRANSFER

DATA / CAPTURE  
04 MAY 2018  
ELIZABETH VAN TONDER

BE IT HEREBY MADE KNOWN THAT

NICHOLAS PHILLIP HAYES

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 GREAT BRAK RIVER on 15 MARCH 2018 granted to him by

CALMANN SWANEPOEL  
Identity Number 460830 5111 08 6  
and  
LOUISA CATHARINA SWANEPOEL  
Identity Number 480723 0101 08 5  
Married in community of property to each other

And the appearer declared that his said principal had, on 16 February 2018, 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:

**GIDEON JOSUA KLOPPERS**  
**Identity Number 620130 5004 08 5**  
**Unmarried**

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

ERF 783 LITTLE BRAK RIVER  
IN THE MUNICIPALITY MOSSELBAY, DIVISION MOSSELBAY,  
PROVINCE WESTERN CAPE

IN EXTENT 955 (NINE HUNDRED AND FIFTY FIVE) Square metres

**FIRST TRANSFERRED** by Deed of Transfer Number T73076/1989 with General Plan 10904 relating thereto and **HELD** by Deed of Transfer Number T61445/2017

- A. **ONDERHEWIG** aan die voorwaardes waarna verwys word in Transportakte Nommer T11299/1913.
- B. **ONDERHEWIG** aan die voorwaarde waarna verwys word op die Endossement gedateer 28 Augustus 1923 in Transportakte Nommer T11299/1913 wat as volg lees:

"By Notarial Deed dated 30<sup>th</sup> August 1922 an Agreement has been entered into relative to the supply of water to the inhabitants of Mossel Bay for domestic and other purposes, subject to conditions, as will more fully appear on reference to the copy annexed hereto".

- C. **NIE GEREGTIG** op die voordeel van die serwituut waarna verwys word in die endossement gedateer 10 Februarie 1953 op Transportakte Nommer T1655/1947, en op Transportakte Nommer T14637/1951, wat as volg lees:

"By Notarial Deed Number 32 dated 18<sup>th</sup> December 1952, the terms of the Servitude Number 206/43 dated 3<sup>rd</sup> April 1943 annexed to Transfer Number 5096/24 have been varied and amended in order that the owners of the land held hereunder and under Transfer Number 14637/51 shall have the right to use the surplus water in Albert Water Course with certain ancillary rights, subject to conditions, as will more fully appear on reference to said Notarial Deed, of which a copy is annexed hereto".



which rights have been retained by E P Robertson as owners of the remaining extent of the Farm KLIPHEUVEL Number 143, measuring 299,6745 Hectares, held by Deeds of Transfer Numbers 1655/1947; Number 14637/1951; and Number 16876/1961, which rights were retained under Deed of Transfer Number T16876/1961.

D. **ONDERHEWIG VERDER** aan die volgende spesiale voorwaardes vervat in Transportakte Nommer T73076/1989 opgelê deur die Administrateur van die Provinsie Kaap die Goeie Hoop kragtens Artikel 9 van Ordonnansie Nommer 33 van 1934 ten tye van goedkeuring van bogemelde onderverdeling naamlik:

1. The owner of the erf shall without compensation, be obliged to allow gas mains, electricity, telephone and television cables and/or wires and main and/or other waterpipes and the sewage and drainage, including stormwater of any other erf or erven to be conveyed across this erf, and surface installations such as minisubstations, meter kiosks and service pillars to be installed thereon, if deemed necessary by the Local Authority and in such manner and position as may from time to time by reasonable time for the purpose of constructing, altering, removing or inspecting any works connected with the above.

E. **ONDERHEWIG VERDER** aan die volgende voorwaardes vervat in Sertifikaat van Geregistreerde Titel Nommer T44809/85 opgelê deur die Administrateur van die Provinsie Kaap die Goeie Hoop kragtens Artikel 18 van Ordonnansie Nommer 33 van 1934 ten tye van goedkeuring van Klein Brakrivier Dorp Uitbreiding Nommer 4, welke voorwaardes as volg lees:

1. Any words and expressions used in the following conditions shall have the same meaning as may have been assigned to them by the regulations published under Provincial Notice Number 623/1970.
2. In the event of a Town Planning Scheme or any portion thereof applying or being made applicable to this erf, any provisions thereof which are more restrictive than any conditions of title applicable to this erf shall take precedence. Furthermore nothing in these conditions shall be constructed as overriding the provisions of Section 146 of Ordinance Number 15 of 1952, as amended.



3. No building on this erf shall be used or converted to use for any purposes other than permitted in terms of these conditions.
4. The owner of this erf shall, without compensation, be obliged to allow electricity, telephone and television cables and/or wires and main and/or other waterpipes and the sewage and drainage, including stormwater of any other erf or erven inside or outside this Township to be conveyed across this erf, if deemed necessary by the local or any other statutory 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 for the purpose of constructing altering, removing or inspecting any works connected with the above.
5. 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 use 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.
6. This Erf shall be used solely for the purpose of erecting thereon one dwelling or other buildings for such purposes as the Administrator may, from time to time, after reference to the Townships Board and the local authority, approve, provided that if the erf is included within the area of a Town Planning Scheme, the local authority may permit such other buildings as are permitted by the scheme subject to the conditions and restrictions stipulated by the scheme.
7. No building or structure or any portion thereof except boundary walls and fences, shall except with the consent of the Administrator be erected nearer than 5m to the street line which forms a boundary of this erf, nor within 3m of the rear or 1,5m of the lateral boundary common to any adjoining erf, provided that with the consent of the local authority:
  - (i) an outbuilding used solely for the housing of motor vehicles and not exceeding 3m in height, measured from the ground floor of the outbuilding to the wallplate thereof, may be erected within such side and rear spaces, and any other outbuildings of the same height may be



erected within the rear space and side space for a distance of 12m measured from the rear boundary of the erf, provided that in the case of a corner erf the distance of 12m shall be measured from the point furthest from the streets abutting the erf

- (ii) an outbuilding in terms of subparagraph (i) may only be erected nearer to a lateral or rear boundary of a site than the above prescribed spaces, if no windows or doors are inserted in any wall facing such boundary.
8. On consolidation of this erf or any portion thereof with any abutting erf which is subject to the same conditions as herein set forth these conditions shall apply to the consolidated holding as if it was one erf.
  9. In the event of this erf being subdivided each subdivided portion, other than any portion deducted for road or similar purposes, shall be subject to the conditions herein set forth as if it were the original erf.
  10. No direct vehicular access from this erf to the abutting 32m Divisional Road shall be permitted.



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

**CALMANN SWANEPOEL and LOUISA CATHARINA SWANEPOEL,  
Married as aforesaid**

heretofore had to the premises, did in consequence also acknowledge them to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

**GIDEON JOSUA KLOPPERS, 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 R450 000,00 (FOUR HUNDRED AND FIFTY 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 03/05/2018



In my presence

  
REGISTRAR OF DEEDS