

A G JENKINS ATTORNEYS
SUITE 3,
24 HILTON AVENUE
HILTON
3201

Prepared by me

FEES	
Stamp	128300
Reg.	
Waiver	
O/M Bond	


CONVEYANCER
ANTHONY GRAHAM JENKINS
LPCM Number 66025

VERBIND		MORTGAGED	
VIR 945 000,00			
FOR R.			
B	1430	22	 REGISTRAR/REGISTRAR
2022-01-31			

2

2022-01-31

T	22	2540
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DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT
JERSHWIN RAMONE NOLAN KHAN
LPCM 74773

appeared before me, REGISTRAR OF DEEDS at PIETERMARITZBURG, the said
appearer being duly authorised thereto by a Power of Attorney granted to him/her by

ANDRE DEREK SCHIERMEIER
Identity Number 570629 5017 08 8
and
AVRIL MARGARET SCHIERMEIER
Identity Number 641205 0149 08 8
Married in community of property to each other

which said Power of Attorney was signed at Nottingham Road on 23 November
2021.

And the Appearer declared that his/her said principal had, on 26 September 2021, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

1. **ANDREW CRAIG RADUE**
Identity Number 780426 5084 08 5
Married out of community of property
2. **LOUISE EVELYN RADUE**
Identity Number 800604 0041 08 8
Married out of community of property

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

PORTION 334 (OF 22) OF THE FARM SPRING VALE NUMBER 2170,
REGISTRATION DIVISION FS, PROVINCE OF KWAZULU-NATAL

IN EXTENT 1892 (ONE THOUSAND EIGHT HUNDRED AND NINETY TWO)
Square metres

first transferred by Deed of Transfer Number T1279/2008 with Diagram S G No
239/2006 annexed thereto and held by Deed of Transfer Number T16081/2016.

THIS PROPERTY IS TRANSFERRED:

1. Subject to such of the terms and conditions of the original Government Grant No. 170/1859 as are still in force and applicable.
2. Subject to the following condition imposed by the Local Authority in terms of the Town Planning Ordinance No. 27 of 1949, as created by Deed of Transfer Number T.1279/2008:

The land shall be subject to a servitude for the provision of storm-water drainage, water supply, irrigation, sewerage, electricity, gas and/or fuel supply, telecommunications, radio and television services, over or under the land, along any boundary thereof other than a road frontage and within a distance of 2 metres from such boundary. Reasonable access shall be provided to such servitude at all times for the purpose of installation, maintenance, removal or extension of such services. The owner of the land shall, without compensation, be obliged to allow the servicing of any other land or street to be conveyed along such service; provided that if the owner of the land be aggrieved by the unreasonable exercise of these rights, he shall have the right of appeal to the Minister whose decision shall be final. Maintenance shall include cutting, trimming or otherwise dealing with vegetation so as to prevent interference with any service. The right conferred by this condition shall be exercised by the Municipality or any other body or person legally authorised to provide such services for the benefit of the inhabitants of the township.

3. No buildings or any structure whatsoever, other than a fence, hedge or wall which does not rise higher than 2,1 metres above the surface of the land on which it stands, shall be erected on the land within a distance of 15 metres measured from the road reserve boundary of Main Road 164.

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

**ANDRE DEREK SCHIERMEIER and AVRIL MARGARET SCHIERMEIER,
Married as aforesaid**

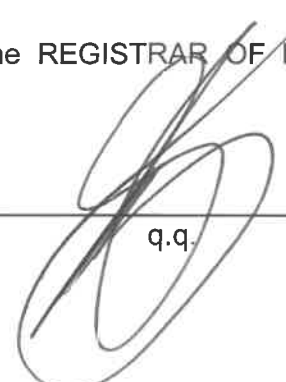
heretofore had to the premises, did in consequence also acknowledge them to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

1. **ANDREW CRAIG RADUE, Married as aforesaid**
2. **LOUISE EVELYN RADUE, Married as aforesaid**

their Heirs, Executors, Administrators or Assigns, now are 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 R1 675 000,00 (ONE MILLION SIX HUNDRED AND SEVENTY FIVE 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 PIETERMARITZBURG on 2022 -01- 31



q.q.

In my presence



REGISTRAR OF DEEDS