

**EBERSOHN &  
GROBLER  
ATTORNEYS**  
Prokureur/Attorney  
**1329**  
TEL: (012) 807  
0084/88

# DEED OF TRANSFER

in favour of

**CENTRAL PROPERTY DEVELOPMENTS JOHANNESBURG (PTY) LTD**

over

**REMAINING EXTENT OF PORTION 70 (A PORTION OF PORTION  
56) OF THE FARM WATERKLOOF 305**

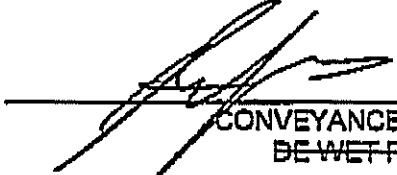
**PORTION 233 (A PORTION OF PORTION 70) OF THE FARM  
WATERKLOOF 305**

EBERSOHN & GROBLER ATTORNEYS  
DOCEX 158 PRETORIA  
POSTNET SUITE 83 PRIVATE BAG X 1  
DIE WILGERS 0041  
BLOCK B EQUESTRIA GATEWAY  
CNR SIMON VERMOOTEN & FURROW ROADS  
GhostConvey 9.4.1.6

**1329**

EBERSOHN & GROBLER ATTORNEYS  
BLOCK B EQUESTRIA GATEWAY  
CNR SIMON VERMOOTEN & FURROW  
ROADS  
DIE WILGERS  
PRETORIA

Prepared by me

  
CONVEYANCER  
DE WET F J

JAN ADRIAAN PIETER GROBLER

SEELREG STAMP DUTY
FOOI FEES 1000 00

*para 1 + 2*

B	001559 08
VERBIND MORTGAGED	
vii for R	80 000 000 00
Aankomster Deeds Office PRETORIA	Registriesur Registrator
DATUM DATE	2006-01-05

**DEED OF TRANSFER**

BE IT HEREBY MADE KNOWN THAT

T	001583 /08
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DOROTHY HELEN COETSER

appeared before me, REGISTRAR OF DEEDS at Pretoria, he the said Appearer being duly authorised thereto by a Power of Attorney signed at ~~Pretoria~~ on 23 October 2007 and granted to him by

ANNA GREYLING  
Identity Number 300408 0041 08 9  
Unmarried

JUDY
2008-01-24
PRETORIA
REGISTRAR

NTSABISENG
2003-01-16
PRETORIA
CAPTURED

And the Appearer declared that his said principal had truly and legally sold on 24 September 2007 and that he, the said Appearer, in his capacity aforesaid, did, by these presents, cede and transfer to and on behalf of

**CENTRAL PROPERTY DEVELOPMENT JOHANNESBURG (PTY) LTD  
No. 2004/018352/07**

its Successors in Title or assigns, in full and free property

1. REMAINING EXTENT OF PORTION 70 (A PORTION OF PORTION 56)  
OF THE FARM WATERKLOOF 305 REGISTRATION DIVISION J.Q.,  
NORTH - WEST PROVINCE;

MEASURING 7,0493 (SEVEN COMMA ZERO FOUR NINE THREE)  
HECTARES

FIRST TRANSFERRED by Deed of Transfer T6889/1917 with diagram  
attached hereto and held by Deed of Transfer T20875/1972

**SUBJECT TO THE FOLLOWING CONDITIONS:**

- A. **SPESIAAL** onderhewig aan 'n reg van weg 6,30 (ses komma drie nul) meter wyd langs en parallel met die Suidelike grens van die eiendom wat hieronder getranspoteer word ten gunste van sekere Gedeelte 2 gemerk "M" van gedeelte bekend as Arnoldstad van die genoemde plaas WATERKLOOF groot 10,4457 hektaar gemaak ten gunste van Edna Hubertha Wissekerke (Gebore Roberts op die 3de November 1909, gehuud buite gemeenskap van goedere met PIETER WISSEKERKE) onder Akte van Transport T549/1938, gedateer 15 Januarie 1938.
- B. **SPESIAAL** geregtig tot 'n reg van weg 3,15 (drie komma een vyf) meter wyd langs en parallel met die Suidelike grens van die eiendom wat hieronder getranspoteer word oor die genoemde gedeelte 2 van gedeelte gemerk "M" van gedeelte bekend as Arnoldstad van die genoemde plaas WATERKLOOF; ALBEI serwitute soos meer ten volle sal blyk uit Akte van Serwituut 457/1952 S gedateer 30 Januarie 1952, onderhewig aan die voorwaardes en met die bykomende regte daarin uiteengesit.
- C. **ONDERHEWIG** aan die reg aan die Elektriesiteitsvoorsieningskommissie verleen om elektrisiteit oor die hierinvermelde eiendom te vervoer, tesame met bykomende regte, en onderhewig aan die kondisies soos meer ten volle uiteengesit in Notariële Akte van Serwituut 1171/55 S gedateer 17 November 1955.

EN VERDER ONDERHEWIG aan die voorwaardes as wat in gemelde Akte staan en/of na verwys word.

2. PORTION 233 (A PORTION OF PORTION 70) OF THE FARM  
WATERKLOOF 305, REGISTRATION DIVISION J.Q.  
NORTH - WEST PROVINCE;

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**MEASURING 3,3405 (THREE COMMA THREE FOUR ZERO FIVE) HECTARES****FIRST TRANSFERRED** by Deed of Transfer T24799/1943 with diagram attached thereto and held by Deed of Transfer T7133/1987**SUBJECT TO THE FOLLOWING CONDITIONS:**

1. Die grond mag nie onderverdeel word nie, ook mag geen aandeel daarin of gedeelte daarvan verkoop, verhuur of op enige wyse van die hand gesit word nie, tensy die geskrewe goedkeuring van die beherende gesag soos omskryf in Wet 21 van 1940, eers verkry en verleen is.
2. Nie meer as een woonhuis, tesame met sulke buite geboue wat gewoonlik in verband daarmee nodig is, mag op die grond opgerig word nie, tensy die geskrewe toestemming van die beherende gesag, soos omskryf in Wet 21 van 1940 verkry en daartoe verleen is.
3. Die grond moet slegs vir woon – en landboudoeleindes gebruik word en hoegenaamd geen winkel of besigheid of nywerheid mag sonder die geskrewe goedkeuring van die beherende gesag, soos omskryf in Wet 21 van 1940 op die grond geopen of gedryf word nie.
4. Gaen geboue of enige bouwerk hoegenaamd mag binne 'n afstand van 94,46 meter van die middellyn van die pad opgerig word, sonder die geskrewe goedkeuring van die beherende gesag soos omskryf in Wet 21 van 1940 daartoe verkry en verleen is.
5. And subject to an Order of the Water Court dated the 28<sup>th</sup> of January 1921, filed with the Water Court K254/1973S.

**AND SUBJECT FURTHER** to all such conditions as are mentioned and/or referred to in the aforesaid Deed/s.

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

**ANNA GREYLING, Unmarried**

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

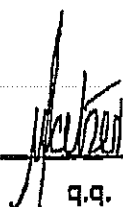
**CENTRAL PROPERTY DEVELOPMENT JOHANNESBURG (PTY) LTD  
No. 2004/018352/07**

Its Successors in Title 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 R21 500 000,00 (TWENTY ONE MILLION FIVE HUNDRED THOUSAND RAND).

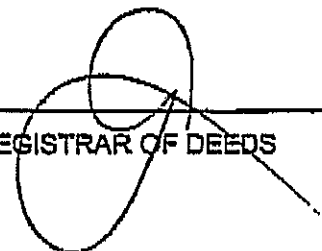
IN WITNESS WHEREOF, I the said Registrar, together with the Appearer q.q., have subscribed to these presents and have caused the Seal of Office to be affixed thereto.

THUS DONE AND EXECUTED at the Office of the REGISTRAR OF DEEDS at Pretoria on

2008-01-09

  
\_\_\_\_\_  
q.q.

In my presence

  
\_\_\_\_\_  
REGISTRAR OF DEEDS