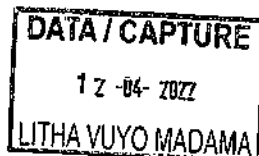


PP Smit Attorneys
Oostewal Street
Langebaan
7357

Prepared by me,

CC. IVEYANCER
PIETER PHILIP SMIT
LPCM 84484

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 4 200 000.00	R. 23 05.00
All other		
Reason for exemption	Category Exemption	Exemption 11 o. Sec/Ren Ac/P



T 000014569 / 2022

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN:

THAT MAURITZ RYK HENDRIK BRIERS (LPCM 78625)

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

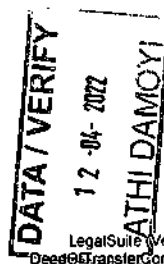
LOMBICOR 141 CC
Registration Number 2005/113619/23

dated 21 JANUARY 2022

and signed at JACOBSBAAI

PP Smit Attorneys

Form E



LegalSuite (Version 4.5444)
Deeds@TransferConventional.doc

BOX 74

CTN 00785

MAURITZ BRIERS & GENOTE / ASSOCIATES

PROKUREURS EN AKTEBESORGERE • ATTORNEYS AND CONVEYANCERS

Tel: (021) 286 0182

REGISTRASIE / REGISTRATION

A. VIR AKTEKANTOOR GEBRUIK / FOR DEEDS OFFICE USE:

LODGED

Datum van indiening / Date of lodgement:



4-03-2322

06 APR 2022

RCC 29/04/2022

INGEDIEN

Onssoekers / Examiners	Kamers Rooms	Skakeling / Linking	Rejekt Verwerp	Paseer Pass
1. S. BIYANA	11604	2	1	
2. J. J. WILLIAMS				
3.				

B. (A) VIR AKTEBESORGER SE GEBRUIK / FOR CONVEYANCER'S USE:

T000014560 / 2022

Verwysings Nr. / Reference No.

13096

Skakeling / Linking

2/1

GELYKTYDIGES / SIMULS

Kode / Code	Name van Partye / Names of Parties	Firma Nr. Firm No.	Nr. in stel No. in batch	Aktes Ingedien / Deeds lodged
1. T	Lombicor 141 CC / A. Hanakom	74	1	See Mo 2 of batch for existing title deed
2. BC	Lombicor 141 CC / Neelank	38	2	
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				
11.				
12.				
13.	Registration versoek deur			
14.	Registration requested by:			
15.	Datum:			
16.	Date: 7/4/22			

HANDELSRECHT VOOR EXECUTIE

2022-04-06

HANDELSRECHT VOOR EXECUTIE

(b) GELYKTYDIGES MET ANDER REGISTRASIEKANTORE / DEELITITELS:
SIMULS WITH OTHER REGISTRIES / SECTIONAL TITLES:

Kode / Code	Firma / Firm	Elendom / Property
1.		
2.		
3.		
4.		



080007472174

Erf 322 Jacobsbaai

A. VIR AKTEBESORGER SE GEBRUIK / FOR CONVEYANCER'S USE:

(a) Gelyktydiges met ander registrasiekantore / deeltitels: Simult with other registries / sectional titles:

Kode / Code	Firma / Firm	Elendom / Property	Kantoor / Office
1.			
2.			
3.			
4.			

(b) Klient afskrifte van aktes permanent in Aktekantoor gelasseer:
Client copies of deeds filed permanently in Deeds Office:

BLACKBOOK

0 1 2022

Aard en nommer van akte / Nature and Number of deed

PHUMLEI AMNAMATA

B. VIR AKTEKANTOOR GEBRUIK / FOR DEEDS OFFICE USE:

Interdikte nagesien deur Interdicts checked by.....	Dorp goedgekeur (geproklameer) Township approved (proclaimed)	Opmerkings / Remarks	Paraaf / Initials
Datum Date.....	(2) Begiftigingserwe Endowment erven		
	(3) Begiftiging Endowment		
	(4) Voorwaardes Conditions		
Interdikte nagesien deur Interdicts checked by.....	(5) Mikro Micro		
	(6) Algemene Plan General Plan		
	(7) Titelaakte Title Deed		
Datum Date.....	(8) Verbanne teen dorpslittel Bonds against township title		
	(9) Datum nagesien Date checked		

Kantoor Instruksies / Office Instructions:
Seksie / Section

AND the said Appearer declared that his/her principal had on **13 December 2021** truly and legally sold by Private Treaty and that he/she, the said Appearer in his/her capacity aforesaid, did, by these presents cede and transfer to and on behalf of:

PETRUS JURGENS HANEKOM

Identity Number 851118 5210 08 3

and

AINE HANEKOM

Born on 24 March 1981

Married in community of property to each other

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

ERF 322 JACOBSBAAI
IN THE SALDANHA BAY MUNICIPALITY
DIVISION MALMESBURY
WESTERN CAPE PROVINCE

IN EXTENT: 2,3168 (TWO COMMA THREE ONE SIX EIGHT) HECTARES

FIRST TRANSFERRED by Deed of Transfer Number T95204/1994 with General Plan Nr. 5281/1994 relating thereto and held by Deed of Transfer Number T86295/2005

- A. SUBJECT** to the conditions referred to in Deed of Transfer No. T2661/1966 and to the following special condition contained in Deed of Transfer No. T9246/1921, namely:

"The Transferee, their Heirs, Executors, Administrators, Assigns and Successors in title, shall have no right of way or road or access to or over the dominant tenement except at such places may be agreed between the Transferee and Transferor or their respective successors in title and then only for the personal use of the Transferee or such their successors or their families, but not for use for purpose of or connected with the conduct of any trading, fishing or canning business or of the purpose of a fishery. No accretion, natural or artificial to or diminution caused by attrition or advance of the sea on the dominant tenement shall give the Transferees, their heirs, executors, administrators or successors in title to the land hereby transferred any greater right to, over or upon the dominant tenement when added to or diminished than those acquired by the transferee at the date of the passing of this deed."

- B. SUBJECT FURTHER** to the terms of a servitude note dated 5 September 1924 made on Deed of Transfer No. T2241/1924, which note reads as follows:

"By Deed of Transfer No. T8094 d.d. 5th September 1924, the owners of the land thereby conveyed acquire the right to cart water to the said land from the nearest spring on the remainder of the land hereby transferred, subject to conditions as will more fully appear on reference to the said Transfer."

- C. **SUBJECT FURTHER** to the special conditions as contained in Deed of Transfer No. T4928/1926, namely:

"That the Appearer's Principal, the said Seller, reserves himself and his successors in title as owners of the remaining extent of Jacobs Bay (hereinafter called the Seller's land), the right to use the wells situate near the north western boundary of the above land Jacobs Baai M and indicated on the diagram thereof as blue dots on either side of the road from Lot N.P. to the above land, and the right to erect a windmill there and to pump water therefrom to the Seller's land, and the right to cart water therefrom to the Seller's land, and the right to water cattle thereat; and the right to use a trekpath 94,46 metres wide over the above land to enable him and his successors to drive cattle from the Seller's land to the said well and back and to drive carts thereover for the purpose of carting water as aforesaid."

- D. **SUBJECT FURTHER** to the terms of a Servitude Note dated 29 March 1971 made on Deed of Transfer No. T8144/1971, which note reads as follows:

"By Notarial Deed No. 155/1971, dated 18th December 1970, the within property Paragraph 1 is subject to conditions relating to carrying on the business connected with buying, selling, freezing, storing or conveyance thereon of rock lobster in favour of Stephen Holdings (Proprietary) Limited. As will more fully appear from said Notarial Deed."

- E. **SUBJECT FURTHER** to the following conditions contained in Deed of Transfer Number T95204/1994 imposed by the Saldanha Bay Municipality when approving the subdivision of which this property forms part of, namely:

"Hierdie eiendom nêr nie onderverdeel word nie."

- F. **SUBJECT FURTHER** to the following conditions contained in Deed of Transfer No. T95204/1994 imposed by and in favour of the Transferor, FORELLENDAM BK, namely:

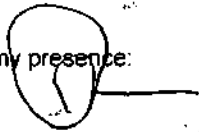
"Geen gebou of ander verbeterings van welke aard ookal mag op die eiendom aangebring word nie, tensy die skriftelike goedkeuring daartoe eers verkry is van die Transferreer nadat die vereiste planne en sketse aan hom voorgelê is en ook nadat die planne eers goedgekeur is deur die Plaaslike Owerheid."

WHEREFORE the Appearer, renouncing all the right, title and interest which the said **LOMBICOR 141 CC** heretofore had to the premises, and in consequence also acknowledge them, to be entirely dispossessed of, and disentitled to, the same; and that, by virtue of these presents, the said **PETRUS JURGENS HANEKOM and AINE HANEKOM, Married in community of property to each other**, their 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 of the property hereby transferred to be the sum of **R4 200 000,00 (FOUR MILLION TWO HUNDRED THOUSAND RAND)**.

IN WITNESS WHEREOF I, the said Registrar of Deeds 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 7 April 2022.

In my presence:



Registrar of Deeds

q.q. Signature of Appearer

PP Smit Attorneys
Oostwal Street
Langebaan
7357

Prepared by me,

CONVEYANCER
PIETER PHILIP SMIT
LPCM 84484

POWER OF ATTORNEY TO TRANSFER

We, the undersigned,

SUSANNA ELIZABETH ERSTER
DULY AUTHORISED HERETO BY A RESOLUTION OF THE MEMBERS OF
LOMBICOR 141 CC
Registration Number 2005/113619/23

do hereby nominate, constitute and appoint:

MAURITZ RYK HENDRIK BRIERS (LPCM 78625)

with power of substitution, to be our lawful attorney and agent, in our name, place and stead to appear at the office of the Registrar of Deeds at CAPE TOWN, and then and there as to act as our attorney and agent and to pass transfer to:

PETRUS JURGENS HANEKOM
Identification Number 851118 5210 08 3
and

AINE HANEKOM

Born on 24 March 1981

Married in community of property to each other

of the following property, namely:

ENF 322 JACOBSBAAI
IN THE SALDANHA BAY MUNICIPALITY
DIVISION MALMESBURY
WESTERN CAPE PROVINCE

IN EXTENT: 2,3168 (TWO COMMA THREE ONE SIX EIGHT) HECTARES

HELD BY DEED OF TRANSFER NUMBER T86295/2005

PP Smit Attorneys

sold to them by us by **Private Treaty** on **13 December 2021**, for the sum of
R4 200 000,00 (FOUR MILLION TWO HUNDRED THOUSAND RAND)

which has been duly secured; and generally for effecting the purposes aforesaid, to do whatsoever shall be requisite as fully and effectually, to all intents and purposes as we might or could do, if personally present and acting therein, hereby ratifying, allowing and confirming and promising and agreeing to ratify, allow and confirm all and whatsoever our said Attorney and Agent or substitute, shall in our name lawfully do or cause to be done, by virtue of these presents.

Signed at Jacobsbaai
 on 21 January 2022

in the presence of the undersigned witnesses.

As Witnesses

1.




 SUSANNA ELIZABETH VERSTER
 (for LOMBICOR 141 CC)

2.

Bayman



SALDANHA BAY MUNICIPALITY

CERTIFICATE IN TERMS OF SECTION 118 OF THE LOCAL GOVERNMENT: MUNICIPAL SYSTEMS ACT, 2000 (ACT No. 32 OF 2000)
(AS PRESCRIBED IN TERMS OF SECTION 120 OF ACT NO. 32 OF 2000)

ISSUED BY SALDANHA BAY MUNICIPALITY

In terms of section 118 of the Local Government: Municipal Systems Act, 2000 (Act No. 32 of 2000), it is hereby certified that all amounts that became due to Saldanha Bay Municipality in connection with the undermentioned property situated within that municipality for municipal service fees, surcharges on fees, property rates and other municipal taxes, levies and duties during the two years preceding the date of application for this certificate, have been fully paid.

DESCRIPTION OF PROPERTY (see definition of property in section 1 of Act 32 of 2000)

21 Digit Code (or Municipal Reference Number): NM/ERF 322 JACOBS BAY
Erven: 322
Portion: 0
Extension: COBSBAA
Zoning:
Registration division / Administrative District:
Suburb:
Town:
Sectional Title unit number:
Exclusive use area and number as referred to on the registered plan:
Real right:
Scheme registration number:
Sectional Title Scheme Name:
Registered owner: LOMBICOR 141 CC (2005/113619/23)
Name and Identity/ Registration Number of all purchaser/s: PETRUS JURGENS HANEKOM (8511185210083)
AINE HANEKOM (19810324)

This Certificate is valid until: 29/04/2022
Given under my hand at VREDENBURG on 28/02/2022

Digitally signed by Saldanha Bay Municipality
Signee: Royden Louw
Sign date: 28/02/2022 10:46:05 AM
Expiration date: 24/06/2026 10:46:56 AM

MUNICIPAL MANAGER
Saldanha Bay Municipality

Date issued: 28/02/2022

Authorised Officer: Royden Louw

Certificate By Conveyancer:
I Peter Philip Smit (full name and surname) hereby certify that this is a print-out of a data message in respect of the original clearance certificate electronically issued by the Saldanha Bay Municipality.

Conveyancer

Date

4/3/2022

21 Digit Code (or Municipal Reference Number): NM/ERF 322 JACOBS BAY

Page 1 of 1

Certificate number: 12113833

74

u (B) 1

CONVEYANCER CERTIFICATE

I hereby certify that the within transferee, Aine Hanekom, is not in possession of a South African identity document/number.

Dated at Cape Town on this 10th March 2022:

.....
Mauritz Ryk Hendrik Briers

Conveyancer

LPCM 78625

5 @ 1
TRACK NUMBER : 80807472174

BLACK-BOOKING ENQUIRY ON NAME - LONGCOR 141 C C
ID NUMBER - 200811361923
BIRTH DATE - 01
MARITAL STATUS -
MAIDEN NAME -
TYPE OF PERSON - CLOSE CORPORATION

PERSON HAS NO CONTRACTS/INTERDICTIONS

** PLEASE NOTE: THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

*** END OF REPORT ***



TRACK NUMBER : 88887472174

PROPERTY DETAILS PRINT FOR PORTION
ERF NO 322
TOWNSHIP JACOBSSBAAT
REG DIV HALLSBURY RD

PROVINCE WESTERN CAPE
PREV DESCRIPTION PTN OF 300-GP5281/94
DIAGRAM DEED NO T95284/1994
EXTENT 2.3168 H
CLEARANCE VREDENBURG-SALDANHA MUN

NO INTERDICTS

DOCUMENTS
B115877/2085

HOLDER & SHARE
NEDBANK LTD

AMOUNT
R2088888.88

O/P/A SCAN/MICRO. REF HMD
2085 8889 8927 1827

OWNER DETAILS

FULL NAME & SHARE
LOMBICOR 141 C C

PURCH DATE AMT / REASON O/P/A IDENTITY

20858625 20888.88 208511361923

TITLE DEED HMD MICROFILM REF
T86295/2085 1827 2085 8889 8982

* O/P/A - 0 - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

*** END OF REPORT ***

IKHE E: /XARRA /IKE

(TOEKENNINGSGEBIED JACOBSBAAI)
ALGEMENE PLAN NO. 5281/1994
 (BESTAANDE UIT 2 VELLE)



VAN
 ONDERVERDELING VAN ERF 300 JACOBSBAAI
 VIDE KAART NO. 5273/94 TRANSPORTAKTE NO. 1994-95203
 BEVATTENDE 22 ERWE GENOMMER 301 TOT 322: 1 OPENBARE PLEK
 GENOMMER 323 EN DIE STRATE GEELE IN DIE MUNISIPALITEIT
 VREDENBURG-SALDANHA, ADMINISTRATIEWE DISTRIK MALMESBURY,
 PROVINSIE KAAP DIE GOEIE HOOP.

SKAAL 1:2000

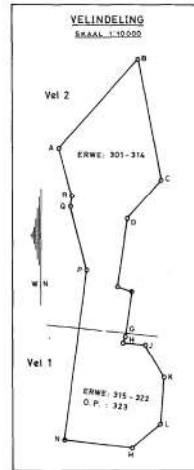
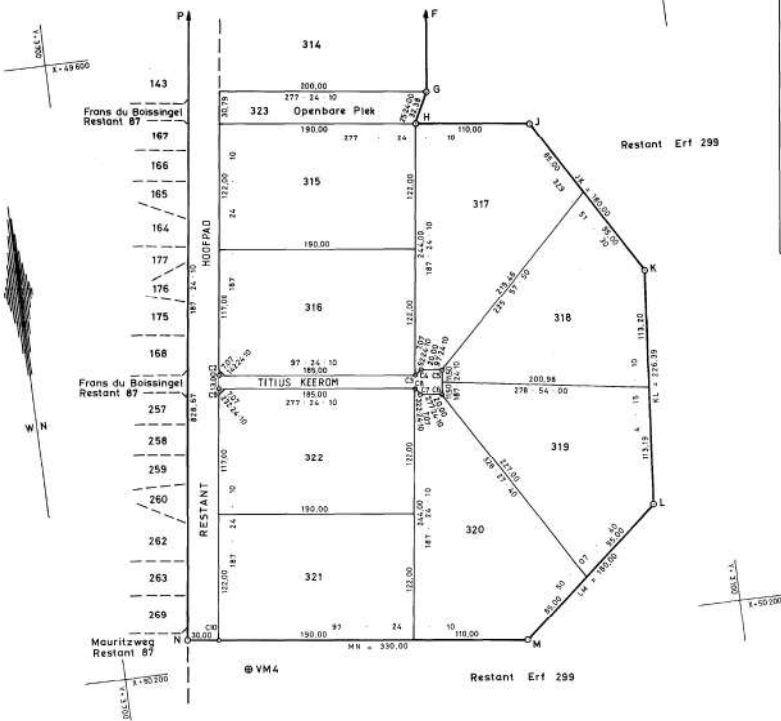
Opgemette in Februarie 1994,
 deur my,

H. Louw
H. LOUW 0357
 Professionele Landmeter

L.G. No. 5281/94
VEL 1 VAN 2 VELLE
Goedgekeur
<i>Landmeter-generaal</i> 1994-09-28
Goedgekeur kragtens Art. 25 van Ordonnansie No. 15 van 1985. Verw. 17/15/2/12 Gedat. 1993-12-27

ENDOSSEMENTE				
NO.	WYSIGING	BYVOEGING	MACTIGING	GET. DATUM

VEL 2 SLUIT HIER AAN



KOÖRDINATE Stelsel La.19*			GROOTTES VAN ERWE	
Konst.	Y	X	ERF NO.	HEKTAAR
HOEFFIGUUR				
A	3 661,61	48 756,54	301	2,3001
B	3 279,49	48 330,25	302	2,3001
C	3 167,93	48 915,29	303	2,3001
D	3 334,70	49 101,33	304	2,3001
E	3 377,79	49 432,97	305	2,0993
F	3 310,05	49 454,88	306	2,2387
G	3 338,39	49 673,05	307	2,4356
H	3 352,28	49 702,30	308	2,4356
J	3 243,19	49 716,47	309	2,5416
K	3 152,81	49 872,13	310	2,1766
L	3 169,80	50 097,90	311	2,2846
M	3 307,74	50 213,29	312	2,2019
N	3 634,99	50 170,77	313	2,1988
P	3 528,22	49 348,01	314	2,2000
Q	3 608,17	49 041,53	315	2,3180
R	3 601,21	48 988,82	316	2,3167
BLOKHOOKE			317	2,5199
A1	3 229,11	48 594,47	318	2,2577
A2	3 279,10	48 629,47	319	2,3197
B1	3 222,95	48 626,78	320	2,5890
B2	3 259,07	48 652,07	321	2,3180
B3	3 592,15	49 023,66	322	2,3168
B4	3 501,17	49 373,59	323 OP	6005 vk.m.
B5	3 506,70	49 416,22		
C1	3 508,38	49 429,11		
C2	3 572,13	49 919,78		
C3	3 383,71	49 944,28		
C4	3 378,11	49 939,95		
C5	3 358,28	49 942,52		
C6	3 361,24	49 985,33		
C7	3 381,07	49 962,76		
C8	3 385,39	49 957,15		
C9	3 573,80	49 932,67		
C10	3 605,24	50 174,64		
VERSEKERINGSMERKE				
(8) Kliprug	1 410,05	50 151,73		
(451) Danger Bay	2 594,32	53 429,44		
VM2	3 590,89	49 023,86		
VM3	3 507,32	49 432,00		
VM4	3 579,74	50 208,36		

NOTA: Alle straathoeke is afgestomp met 5,00 m.

BESKRYWING VAN BAKENS:

C Ronde houthoekpaal
 N Geen baken
 Alle bakens : 16mm Ronde ysterpen in klipstapel

VERSEKERINGSMERKE:

VM2, VM3 : 12mm Ronde ysterpen in beton 0,3m ondergronds.
 VM4 : 12mm Geelkoperpen in beton baken op rots

L.G. KANTOORNOTES	
Erwe 309 - 311 ingesluit in konsolidasie sien Krt.1107/2003, Erf 371	
Erf 305 vervoordig vide Krt. 7302/2007	
Erwe 319 & 324 ingesluit in konsol vide Opn No. 6716/2008, Erf 1932	

Lêer No. Malm 109
 M.S. No. E 1739/94
 Komp. CG-8DD (4458)
 CG-800/12 (1090)
 CG-800/11 (1092)

5281/1994 sht 1

(TOEKENINGSGEBIED JACOBSRAAI)
ALGEMENE PLAN NO. 5281/1994 CDR
 (BESTAANDE UIT 2 VELLE)

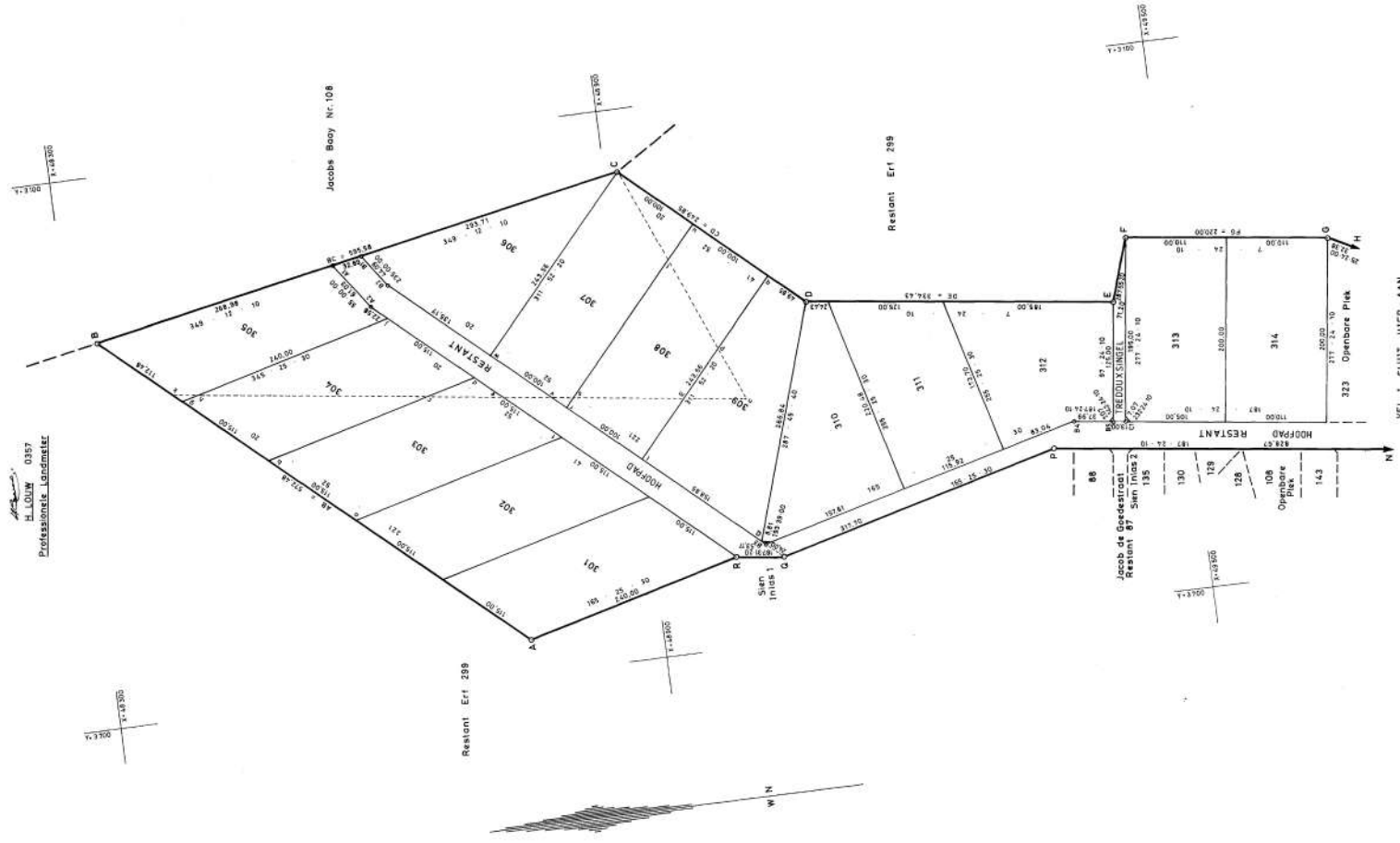
VAN
 ONDERVERDELING VAN ERF 300 JACOBSRAAI

SKAAL 1:2000

Opgetoet in Februarie 1994,
 deur my,

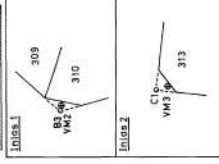
H. LOUW 0357
 Professionele Landmeter

L.G. No 5281/94
VEL 2 VAN 2 VELLE
Geedgeteur <i>H. Louw</i> Landmeter-generaal 1994 - 09 - 28



NOTA: Alle straatwaaie is afgetoet met 5,00 m.

INLASSINGS: Skaal 1:500



VEL 1 SLUIT HIER AAN

Lier No. Main 109
 M.S. No. E 1739/94
 Kemp. CG-8 DD (4484)
 CG-8DD/12 (1989)
 CG-8DD/11 (1990)