



This report is compiled exclusively from the very latest data directly supplied to WinDeed by the Deeds Office.

Any personal information obtained from this search will only be used as per the Terms and Conditions agreed to and in accordance with applicable data protection laws including the Protection of Personal Information Act, 2013 (POPI), and shall not be used for marketing purposes.

**** ASTERISKS INDICATE THE INFORMATION IS ENRICHED FROM THE WINDEED DATABASE.**

SEARCH CRITERIA

Search Date	2026/09/18 09:43	Farm Number	238
Reference	Pr24/70	Registration Division	GEORGE RD
Report Print Date	2026/09/18 09:44	Portion Number	168
Farm Name	HOOGE KRAAL	Search Source	Deeds Office
Deeds Office	Cape Town		

PROPERTY INFORMATION

Property Type	FARM	Diagram Deed Number	T96924/2002
Farm Name	HOOGE KRAAL	Local Authority	OUTENIQUA DC
Farm Number	238	Province	WESTERN CAPE
Registration Division	GEORGE RD	Extent	3.3744H
Portion Number	168	LPI Code	C02700000000023800168
Previous Description	-	Co-ordinates (Lat/Long)**	-34.035324 / 22.328791
Suburb / Town**	3KM NORTH OF GROOT BRAKRIVIER		

OWNER INFORMATION (2)

BOTHA MENTONE EDUAN-TRUSTEES

Owner 1 of 2

Company Type**	TRUSTEES	Document	T96924/2002
Registration Number	-	Microfilm / Scanned Date	-
Name	BOTHA MENTONE EDUAN-TRUSTEES	Purchase Price (R)	SECT 40
Multiple Owners**	NO	Purchase Date	-
Multiple Properties**	NO	Registration Date	2002/11/15
Share (%)	-		

DISCLAIMER

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OWNER INFORMATION (2)

BOTH A MENTONE EDUAN-TRUSTEES

Owner 2 of 2

Company Type**	TRUSTEES	Document	T38717/2015
Registration Number	-	Microfilm / Scanned Date	-
Name	BOTH A MENTONE EDUAN-TRUSTEES	Purchase Price (R)	-
Multiple Owners**	NO	Purchase Date	-
Multiple Properties**	NO	Registration Date	-
Share (%)	-		

ENDORSEMENTS (5)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	K642/2015S	BRYAN COLIN EDWARD	-	-
2	VA2157/2012	BOTH A MENTONE EDUAN	-	-
3	VA4625/2009	BOTH A MENTONE EDUAN	-	-
4	CONSOLIDATE FROM	REG DIV GEORGE RD ,NAME HOOGE KRAAL ,NO 238 ,PRTN 78	-	-
5	CONSOLIDATE FROM	REG DIV GEORGE RD ,NAME HOOGE KRAAL ,NO 238 ,PRTN 71	-	-

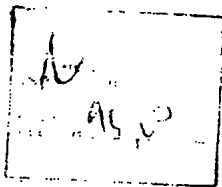
HISTORIC DOCUMENTS (1)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	T96924/2002	BOTH A MENTONE EDUAN	CCT	-

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387
CTN172



Prepared by me
Conveyancer
WOLLASTON D C S

VIR ENDOSSEMENTE KYK GLADSY
FOR ENDORSEMENTS SEE PAGE 6

DEREK CS WOLLASTON
Attorneys & Conveyancers
4th Floor, Waalburg Building
28 Wake Street
CAPE TOWN
8001

T96924/2002
T 38924

CERTIFICATE OF CONSOLIDATED TITLE

Issued under the provisions of Section 40 of the Deeds
Registries Act, 1937 (No. 47 of 1937)

WHEREAS

MENTONE EDUAN BOTHA
Identity Number: 450731 5034 08 2
Unmarried

has applied for the issue to him of a Certificate of Consolidated Title under the provisions of
Section 40 of the Deeds Registries Act, 1937.

AND WHEREAS Mentone Eduan BOTHA is the registered owner of:-

1. Remainder of Portion 78 of the Farm Hooqe Kraal No. 238, situate in the Division and Municipality of George, Province of the Western Cape

Held under Deed of Transfer No. T15751\1981

and

2. Remainder of Portion 71 of the Farm Hooqe Kraal No. 238, situate in the Division and Municipality of George, Province of the Western Cape

Held under Deed of Transfer No. T14916\1981

which have been consolidated into land hereinafter described.

NOW THEREFORE, in pursuance of the provisions of the said Act, I, the Registrar of Deeds at Cape Town, do hereby certify that the said

MENTONE EDUAN BOTHA
Identity Number: 450731 5034 08 2
Unmarried

His heirs, executors, administrators, or assigns, is the registered owner of:-

Portion 168 of the Farm Hooqe Kraal No. 238, situate in the Division and Municipality of George, Province of the Western Cape

In Extent: 3,3744 (Three comma three seven four four) hectares

As will more fully appear on Diagram S.G. No. 3695\2002.

1. **IN SO FAR** as concerns the figure represented by A B C D E y x K L M on Diagram No. SG 3695\2002:

SUBJECT AND ENTITLED to the benefits of:

- A. The conditions referred to in Deed of Transfer No. T1940\1909.
- B. The following conditions contained in Annexure "A" to the said Deed of Transfer No. T1940\1909, namely:

- (1) That all roads shown on the diagrams of the respective portions and properties are to remain free and open for the use of the respective transferees and their successors in title.

- (2) That the walls of the house, which form the boundaries between Lot A¹ and the remaining extent of Lot 4, shall remain as party walls and the owners of the said Lot A¹ and the remaining extent of Lot 4, and their successors in title shall have the right of access on the respective properties for the purpose of repairing the said walls.
- (3) That the owners of Lot A¹, C¹ and the said Lot 5, and their successors in title, shall give the owner of Lot B¹ a road for the driving of stock (Jaagd pad) from a point on the road known as "Guano gat" road to a point on the "Maalgaten" road, upon the special condition that should the owner of Lot B¹ at any time make use of the road shown on the diagrams of Lots B¹, A¹, and the remaining extent of Lot 4, as running through the respective properties between the point where it crosses the boundary between Lot 3 of Hoogekraal and the remaining extent of Lot 4, and the point where it crosses the southern boundary of Lot A¹ then the said road for live stock shall be closed.
- (4) That the owner of the remaining extent of Lot 4 shall give the respective transferees and their successors in title a road 9,45 metres wide from the common beacon between Lot 3 and Lot 4 at or near the gate on the "Guano gat" road to a point where it again joins the "Guano gat" road on Lot B¹.

2. **IN SO FAR** as concerns the figure represented by F G H J x y on Diagram No. SG 3695\2002:

- A. **SUBJECT** to such conditions as will more fully appear from Deed of Transfer No. 3578 dated the 18th March 1953.
- B. **SUBJECT FURTHER AND ENTITLED** to the following special conditions more fully set out in paragraph "A" in Deed of Transfer No. 1941 dated the 8th April 1909 namely:
 1. That all roads shown on the diagrams of the respective portions and properties are to remain free and open for the use of the respective Transferees and their successors in title.
 4. That the owner of the remaining extent of Lot 4 shall give the respective Transferees and their successors in title a road 9,45 metres wide from the common beacon between Lot 3 and Lot 4 at or near the gate on the "Guano gat" road to a point where it again joins the "Guano Gat" road on Lot B¹.The said "Transferees and their successors in title" being Marthinus Christoffel Barnard, George Frederick Kuyler and David Hercules Kuyler and their successors in title.
- C. **SUBJECT FURTHER** to the following special conditions as will more fully appear in Deed of Transfer No. 9309\1960 registered in the name of Walstrand Henry Biddulph, namely:

That the cemetery depicted on the said Diagram No. 8381\47 by the figure lettered bcd is in so far as concerns that portion thereof which falls within the limits of the land hereby conveyed reserved expressly as a burial ground for the exclusive use of:

9/11

1. The Transferor and his wife Frances Hendrina Biddulph (born Barnard);
2. Such members of the family of the said Frances Hendrina Biddulph whether they be direct descendants of or of the collateral line as may desire to be buried therein.

The right of burial aforesaid, shall however, cease as soon as all space in the said portion of the cemetery available for that purpose has been exhausted but the Transferor shall at all times and in perpetuity have for himself, his wife and such members of his wife's family as are referred to above, a right of access to and egress from the cemetery over the land hereby conveyed from the 9,45 metre road crossing the said land (namely portion 71 (a Portion of Lot 4 of the farm Hooge Kraal)."

D. J. D.

VA 004625/09

-6-

Certified a true copy of the duplicate original filed of record in this Registry, issued to serve in place of the original thereof under the provisions of Deeds Regulation No. 68.

Deeds Registry
Cape Town

18 JUN 2009

18 JUN 2009

Asst. Registrar of Deeds

For Information Only

VIR ENDOSSEMENTE KYK BLADSY
OR ENDORSEMENTS SEE PAGE 7 ET SEQ

AND THAT by virtue of these presents, the said

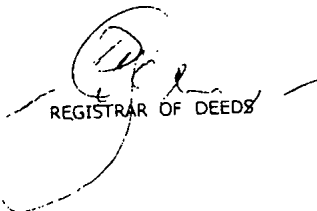
MENTONE EDUAN BOTHA
Identity Number: 450731 5034 08 2
Unmarried

His heirs, executors, administrators, or assigns.

NOW IS AND HENCEFORTH shall be entitled thereto conformably to local custom, the state, however, reserving its rights.

IN WITNESS WHEREOF I, the said Registrar, have subscribed to these Presents, and have caused the Seal of Office to be affixed hereto.

THUS DONE AND EXECUTED at the Office of the Registrar of Deeds at CAPE TOWN on
this 15th day of NOV. 2002


REGISTRAR OF DEEDS

VA00002157/2012

Certified a true copy of the duplicate original filed of record in this Registry, issued to serve in place of the original thereof under the provisions of Deeds Regulation No. 68

Deeds Registry
Cape Town

30 MAR 2012

Asst. Registrar of Deeds

ENDOSSEMENT KRAGTENS	
ART. 40 VAN WET 68 VAN 1965	
<p>DE TRUSTEES HEB-DE GEE EN MEN DE ERVENIGE GEGENSTAND EN DEL OORERFENIS AAN DE GELIENDE VAN DIE TESTAMENT</p>	
<p>THE WITHMENTIONED PROPERTY IS TO BE ADMINISTERED BY THE TRUSTEES SUBJECT TO THE TERMS OF THE WILL</p>	
<p>REGISTRATEUR/REGISTRAR</p>	

ENDOSSEMENT KRAGTENS	ENDORSEMENT BY VIRTUE OF
ART. 40 VAN WET 68 VAN 1965	SECT. 40 OF ACT 68 OF 1965
<p>DE TRUSTEES HEB-DE GEE EN MEN DE ERVENIGE GEGENSTAND EN DEL OORERFENIS AAN DE GELIENDE VAN DIE TESTAMENT</p>	<p>THE WITHMENTIONED PROPERTY IS TO BE ADMINISTERED BY THE TRUSTEES SUBJECT TO THE TERMS OF THE WILL</p>
<p>T 000038717/2015</p>	<p>REGISTRATEUR/REGISTRAR</p>
2015-07-13	

LIFE ORU HABITATIO IS	
GESEDEER AAN	CEDED TO
COLIN EDWARD BRYAN	
ID: 340117 5026 084 UNMARRIED	
<p>K00000642/2015</p>	<p>REGISTRATEUR/REGISTRAR</p>
2015-07-13	

VAUGHAN ULYATE & GENOTE
Posbus 15072
VLAEBERG
8018

SEELREG DUTY	R. _____
FOOI FEE	R. 95,00

OPGESTEL DEUR MY
Phemula
TRANSPORTBESORGER
VERMEULEN S.P.

SERTIFIKAAT VAN VERENIGDE TITEL NO.

(Uitgereik kragtens die bepaling van Artikel 40 van die
Registrasie van Aktes Wet, 1937, (No. 47 van 1937))

NADEMAAL

T 000045002 / 2003

RENDEALS TWENTY BK
Registrasienommer CK2001/008051/23

aansoek gedoen het vir die uitreiking aan hom van 'n Sertifikaat van Verenigde Titel kragtens die bepaling van artikel 40 van die Registrasie van Aktes Wet 1937, en nademaal hy die geregistreerde eienaar is van:

1. RESTANT GEDEELTE 62 VAN DIE PLAAS HOOG KRAAL NR 238, IN DIE MUNISIPALITEIT EN AFDELING GEORGE, PROVINSIE WES-KAAP

GEHOU kragtens Transportakte Nr T 44996 / 2003

en

2. GEDEELTE 156 ('N VAN GEDEELTE GEDEELTE 38) VAN DIE PLAAS HOOG KRAAL NR. 238, IN DIE MUNISIPALITEIT EN AFDELING GEORGE, PROVINSIE WES-KAAP

GEHOU kragtens Sertifikaat van Geregistreerde Titel Nr. T 000044999 / 2003

3. GEDEELTE 157 ('N GEDEELTE VAN GEDEELTE 58) VAN DIE PLAAS HOOG KRAAL NR. 238, IN DIE MUNISIPALITEIT EN AFDELING

GEORGE, PROVINSIE WES-KAAP

GEHOU kragtens Transportakte Nr. T 44996/2003

Welke eiendomme verenig is en bekend staan soos hierna vermeld;

SO IS DIT DAT, ingevolge die bepalinge van genoemde Wet, ek, die REGISTRATEUR VAN AKTES te KAAPSTAD, hierby sertifiseer dat voornoemde

RENDEALS TWENTY BK
Registrasienommer CK2001/008051/23

Hulle Opvolgers in Titel of Regsverkrygendes, die geregistreerde eienaar is van:

GEDEELTE 160 VAN DIE PLAAS HOOGHE KRAAL NR 238, IN DIE
MUNISIPALITEIT EN AFDELING GEORGE, PROVINSIE WES-KAAP

GROOT : 15,1417 (VYFTIEN KOMMA EEN VIER EEN SEWE) hektaar

Soos meer volledig sal blyk uit kaart LG no. 2092/2002.

ONDERHEWIG aan die volgende voorwaardes:

- I. Wat betref figure AusrJ uitgeslote die figuur KLMN soos aangedui op kaart LG No. 2092/2002.
- A. **ONDERHEWIG** aan die voorwaardes na verwys in Transportakte Nr. T12304, gedateer 19 Desember 1925, en in Transportakte No. 9842 gedateer 12 September 1919.
- B. **ONDERHEWIG VERDER** soos vervat in Transportakte Nr. T 44996/2003 aan die Lewenslange Vruggebruik ten gunste van Gert Petrus Van Zijl, Idetiteitsnommer 460915 5098 08 4 en Wilhelmina Elizabeth Van Zijl, Identiteitsnommer 471223 0088 08 6, Getroud binne gemeenskap van goedere met mekaar. Soos meer volledig sal blyk uit Notariële Sessie van Vruggebruik no. K 455-2003 S.

- II. Wat betref die figuur rstGH soos aangedui op kaart LG Nr. 2092/2002.
- A. **ONDERHEWIG** aan die voorwaardes verwys na in Transportakte No.T9842/1919 en Transportakte nr. T12304/1925.
- B. **ONDERHEWIG VERDER** aan die terme van die volgende endossement gedateer 2 Oktober 1980 op Transportakte nr. T15354/1947, naamlik

Kragtens Notariële Akte van Serwituut Nr. K 712/80 S gedateer 22 Julie 1980 verleen die eienaar van die binnegemelde eiendom aan die eienaar van Gedeelte 20 (Mooi Fontein) ('n Gedeelte van Gedeelte 2) van die plaas Hooge Kraal, Nr., 238 gehou kragtens Akte van Transport nr T8043/1946 en Transportakte Nr. T8042/1946 beide gedateer 28 Mei 1946 'n ewigdurende serwituut van reg van weg 10 meter wyd oor 'n roete deur die partye ooreengekom te word vanaf bogemelde eiendom oor die binnegemelde eiendom onderhewig aan sekere voorwaardes, soos meer volledig sal blyk uit gesegde Notariële Akte.

- C **ONDERHEWIG VERDER** soos vervat in Transportakte nr. T55451/2001 aan die Lewenslange Vruggebruik ten gunste van Gert Petrus Van Zijl, Identiteitsnommer: 460915 5098 08 4 en Wilhelmina Elizabeth Van Zijl, Identiteitsnommer: 471223 0088 08 4 Getroud binne gemeenskap van goedere met mekaar, welke vruggebruik sal verval by die afsterwe van die langsliewende van hulle.
- D. **ONDERHEWIG VERDER** aan die volgende voorwaardes vervat in Sertifikaat van Geregistreerde Titel nr. T0000044999 / 2003 opgelê in terme van artikel 11(6) van die Wet op Adverteer Langs en Toeboou van Paaie (Wet 21 van 1940) by goedkeuring van die onderverdelings en konsolidasies, naamlik:-
1. Geen nuwe toegange kan geskep word sonder die toestemming van die padowerheid nie.
 2. Die nuutgeskepte gedeeltes is onderhewig aan die bepalings van Artikel 17(1)(a) en (b) van Ordonansie 19 van 1976.
 3. Geen losstaande advertensies mag vertoon word waar sigbaar vanuit die hoofpad.



III Wat betref figuur uBCDEFGt soos aangedui op kaart LG No. 2092/2002.

A. **ONDERHEWIG** aan die voorwaardes waarna verwys word in Transportakte Nr. T12304/1925.

B. **ONDERHEWIG VERDER** soos vervat in Transportakte nr. T 44096/2003 aan die Lewenslange Vruggebruik ten gunste van Gert Petrus Van Zijl, Identiteitsnommer 460915 5098 08 4 en Wilhelmina Elizabeth Van Zijl, Identiteitsnommer 471223 0088 08 6, Getroud binne gemeenskap van goedere met mekaar. Soos meer volledig sal blyk uit Notariële Sessie van Vruggebruik no. K 455/2003 S.

C. **ONDERHEWIG VERDER** aan die volgende voorwaardes soos vervat in Transportakte nr. T 44096/2003 en opgelê in terme van artikel 11(6) van die Wet op Adverteer Langs en Toebou van Paaie (Wet 21 van 1940) by goedkeuring van die onderverdelings en konsolidasies, naamlik:-

1. Geen nuwe toegange kan geskep word sonder die toestemming van die padowerheid nie.
2. Die nuutgeskepte gedeeltes is onderhewig aan die bepalings van Artikel 17(1)(a) en (b) van Ordonansie 19 van 1976.
3. Geen losstaande advertensies mag vertoon word waar sigbaar vanuit die hoofpad.



EN DAT, kragtens hierdie Serifikaat, genoemde;

RENDEALS TWENTY BK
Registrasienommer CK2001/008051/23

Hulle Opvolgers in Titel of Regsverkrygendes, tans en voortaan daartoe geregtig is ooreenkomstig plaaslike gebruik, maar behoudens die regte van die Staat.

TEN BEWYSE WAARVAN ek, die genoemde REGISTRATEUR, hierdie akte onderteken en dit met die ampseël bekragtig het.

ALDUS GEDOEN en GETEKEN op die kantoor van die REGISTRATEUR VAN AKTES, te KAAPSTAD, KAAP die GOEIE HOOP op die 23 dag van Mei 2003.



REGISTRATEUR VAN AKTES





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SEARCH CRITERIA

Search Date	2026/09/18 12:29	Farm Number	238
Reference	Pr24/70	Registration Division	GEORGE
Report Print Date	2026/09/18 12:30	Portion Number	148
Farm Name	-	Search Source	Deeds Office
Deeds Office	Cape Town		

PROPERTY INFORMATION

Property Type	FARM	Diagram Deed Number	T9210/1994
Farm Name	HOOGE KRAAL	Local Authority	OUTENIQUA DC
Farm Number	238	Province	WESTERN CAPE
Registration Division	GEORGE RD	Extent	7984.0000SQM
Portion Number	148	LPI Code	C02700000000023800148
Previous Description	PTN OF 64	Co-ordinates (Lat/Long)**	-34.032385 / 22.323124
Suburb / Town**	3KM NORTH OF GROOT BRAKRIVIER		

OWNER INFORMATION (2)

GOOSEN MARILYN		Owner 1 of 2	
Person Type**	PRIVATE PERSON	Document	T64056/2003
ID Number	5304160053089	Microfilm / Scanned Date	-
Name	GOOSEN MARILYN	Purchase Price (R)	SECT 45(1)
Multiple Owners**	NO	Purchase Date	-
Multiple Properties**	NO	Registration Date	2003/07/11
Share (%)	-		

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OWNER INFORMATION (2)

GOOSEN MARILYN

Owner 2 of 2

Person Type**	PRIVATE PERSON	Document	T85067/2007
ID Number	5304160053089	Microfilm / Scanned Date	-
Name	GOOSEN MARILYN	Purchase Price (R)	-
Multiple Owners**	NO	Purchase Date	-
Multiple Properties**	NO	Registration Date	-
Share (%)	-		

ENDORSEMENTS

No endorsements to display

HISTORIC DOCUMENTS (6)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	B59477/2001	-	-	2003 068 9 :56:99
2	B38077/2003	-	-	2004 067 8 :36:97
3	T9210/1994	BOTHA MARTHINUS R & MARIA C M/I NIL	-	2003 068 9 :56:78
4	T9210/1994	BOTHA MARTHINUS RUDOLPH	END	2003 068 9 :56:78
5	T64056/2003	GOOSEN MARILYN	620 000	-
6	T64056/2003	GOOSEN HUMPHRIES	620 000	-

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SECURE
DUTY

FOOT
PES 1105.00

12 Jan S. de Villiers en Seun
12 Jan S. de Villiers and Son

E. D. RAS PROKUREURS,
Glenquaryaan 131,
Glenana, Posbus 818,
Groot Brakrivier, 6525
Mosselbaai.

Opgestel deur my,

Transportbesorger
RAS E. D.

BO 000046272 / 2004

GEKANSLEER
CANCELLER

REGISTRAR REGISTRAR

VERBIND MORTGAGED

VR
FOR 400 000.00

B 000030077 / 2003

11 JUL 2003

REGISTRAR/REGISTRAR

AKTE VAN TRANSPORT

000064056 / 2003

HIERBY WORD BEKEND GEMAAK: DAT

AIDAN KENNY

, voor my, REGISTRATEUR VAN AKTES, te
KAAPSTAD, verskyn het, hy die genoemde Komparant synde behoorlik daartoe gemagtig
tragtens 'n Volmag geteken te GROOT BRAKRIVIER, Wes-Kaap Provinsie, op die 28 STE
dag van MEI 2003, en aan hom verleen deur

MARTINUS RUDOLPH BOTHA

(Identiteitsnommer 311105 5070 08 2)

getroude E. D. RAS PROKUREURS
Ongetroude

(hiernagenoem die TRANSPORTGEWER)

welke volmag, geteken in die teenwoordigheid van getules ooreenkomstig die Wet, my hede
getoon is;

4

THE FORM OF TRANSFER NO 1 (MAY 1937) ART. 4 (1) (b) VAN AMENDED IN TERMS OF SECTION 4 (1) VAN 1937 OM TE LIES: (b) OF ACT 47 OF 1937 TO READ:	
DD 492415 SD 47086	
000050150/2005 18 JUL 2005	
REGISTRAR	

ENTITLEMENT BY DEED ART. 45 (1) VAN 1937	ENDORSEMENT BY DEED OF SECT. 45 (1) OF ACT 47 OF 1937
MARITZA GARCIA JDS30411 1033081 4EDINEE	
WAS IN GEMEENSCHAP GETROUD WAS MET	WHO WAS MARRIED IN COMMUNITY OF PROPERTY TO
HUNTER 1033081 4EDINEE IS GERECHTIGD OM IN DIENEGEMELDE DEEL VAN HET GEMEENSCHAPPELIJKE ONDERNEEMING AAN TE NEMEN VOORWAARDES.	IS ENTITLED TO DEAL WITH THE WITHIN MARRIAGED PROPERTY SUB- JECT TO TESTAMENTARY CONDITIONS.
000085067/2007 2007-10-24	REGISTRAR

MPX.

En die genoemde Komparant het verklaar dat sy genoemde Lasgewas op die 28 STE dag van MEI 2003, waarlik en wettiglik verkoop het, en dat hy, die genoemde Komparant, in sy voormelde hoedanigheid, hiermee in volle en vrye eiendom sodeer en transporteer aan en ten gunste van

HUMPHRIES GOOSEN

(Identiteitsnommer 490615 504 286), EN

MARILYN GOOSEN

(Identiteitsnommer 5304 600 289)

getroud BINNE gemeenskap van goedere met mekaar;

(hiernagenoem die TRANSPORTNEMERS)

hulle Erigenaam, Eksekuteurs, Administrateurs of Regverkrygendes

**GEDEELTE 148 ('N GEDEELTE VAN GEDEELTE 64) VAN DIE PLAAS
HOOG KRAAL, N. 138**

in die Munisipaliteit en Afdeling van GEORGE,
Provinsie Oos-Kaap,

GROOT: 7 984 (SEWEDUISEND NEGEHONDERD VIER EN TAGTIG)
vierkant meter.

ANVANKELIJK OORGEDRA en STEEDS GEHOU kragtens Transportakte
Nr. T 2010 / 1994, met L G Kaart Nr. 8223 / 92 wat daarop betrekking het;

A. ONDERHEWIG:

- (a) aan die voorwaardes waarna verwys word in Transportakte
Nr. T 20993 / 1952.
- (b) Aan die volgende voorwaardesvervat in Grondbrief uitgereik ingevolge die
bepalings van Wet No. 9 van 1879 op 13 Oktober 1908 (george Erfpagte
Boekdeel 14 No. 23):-

" Subject to all such duties and regulations as either are already, or shall in
future be, established respecting lands granted on similar tenure."
- (c) Aan die serwituit wat betref 'n 12 voet reg van weg ten opsigte waarvan die
volgende verwysing op 12 Maart 1909 ge-endosseer is op begenoemde
Grondbrief:-

" The land under this Title Deed is subject to the Deed of Agreement dated
21st November, 1908 of which copy is attached."

l

B. GEREGTIG op die voordeel van die volgende spesiale voorwaarde vervat in Transportakte Nr. T 20994 / 1952:-

"Dat die gedeelte van die "CEMETRY", ANGEWYS OP DIE Kaart van Gedeelte 65, aan DANIEL ANDRIES BOTHA getransporeer op hierdie dag (No. 20999) sal bly as 'n begraafplaas vir die Eieners van al die Gedeeltes van gesegde Lot 3 van HOOGE KRAAL en hul opvolgers in ewige, met reg van toegang daarna oor gesegde Gedeelte 65."

WESHALWE die Komparant q.q. afstand doen van al die regte en titel wat die bogenoemde

TRANSPORTGEWEL

voorheen op die genoemde eiendom gehad het en gevolglik ook erken dat hy geheel en al van die besit daarvan onthef is en nie meer daarop geregtig is nie, en dat , kragtens hierdie Akte genoemde

TRANSPORTNEMERS

hulle Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes, tans en voortaan daartoe geregtig is op eienendomsreg plaaslike gebruik, behoudens die regte van die Staat, en ten slotte erken hy dat die koopsom R 620 000-00 (Seshonderd en twintig duisend rand) is.

TEN BEWYSE WAARVAN ek, die genoemde REGISTRATEUR, tesame met die Komparant, hierdie Akte onderteken het en dit met die Ampseel bekragtig het.

ALDUS GEDOEN EN GETEKEN op die Kantoor van die REGISTRATEUR VAN AKTES, in Kaapstad, Provinsie van die Kaap die Goeie Hoop op die 11^{de} dag van die maand ~~Julius~~ in die jaar van onse Heer Tweeduisend -en-drie (2002).

q.q.

In my teenwoordigheid,

REGISTRATEUR VAN AKTES.

SYE METER		RIGTINGS- HOEKE	KOÖRDINATE		L.G. No.
			Y	Stelsel Lo 23° X	
		Konstante	+	0,00	+3700000,00
AB	74,7	250 22 40	A	+ 62 506,9	+ 67 121 8
BC	105,5	349 50 30	B	+ 62 436,5	+ 67 09,7
CD	80,2	72 13 10	C	+ 62 417,9	+ 67 21,5
DA	104,0	173 03 40	D	+ 62 494,3	+ 67 22,5
DE	91,3	353 03 40	E	+ 62 483,3	+ 67 31,6
Mt. Pleasant (58)			Δ	+ 63 269,29	+ 67 640,33
Geo. 13 (126)			Δ	+ 58 577,14	+ 68 015,57

8223/92

Goedgekeur

H. B. O. van der Merwe
Landmeter-generaal

1993-10-19

Bakens:

A,B,C,D.....15mm Ysterpen in beton.
E.....Ingeplante klip.

Nota:

Die figuur A B C D stel
voor huurgebied K.896/76.L.
Kaart no. 2443/76



Gedeelte 50

Restant
Gedeelte 64Restant
Gedeelte 64

Skaal 1: 2000

Die figuur A B C D

stel v. 7 984 vierkante meter

grond, synde

Gedeelte 148 n Gedeelte van Gedeelte 64 van die plaas HOOGE KRAAL No 238

geleë in

Administratiewe Distrik

George.

Provinsie Kaap die Goeie Hoop.

Opgemeet in April 1976.

deur my.

W.J. de Lange

Landmeter

Hierdie kaart is geheg aan

Die oorspronklike kaart is.

Lêer No. George 238

No.
gedateer

9210/94

No. 8374/47 geheg aan

M.S. No.E. 739/76

L.g.v.

11 02 84

Transport/Grondbrief

Komp. AL-1BAD (3586)

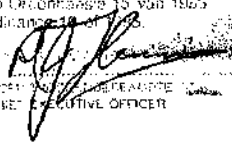
No. 1952.420.20994

Registateur van Aktes

238/148

SUID-KAAP STREEKDIENSTE RAAD
SOUTH CAPE REGIONAL SERVICES COUNCIL

Ondervindeling toegestaan kragtens artikel 25
Sub-Avision granted in terms of section 25 of
van Ordonnansie 15 van 1985
Ordinance 15 of 1985

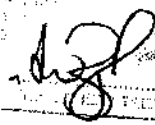

CHIEF EXECUTIVE OFFICER

30/11/93
EAM: / DATE

GOEDGEKEUF: Kragtens Art. 25
VAN ORD. 15/1985

VERWYSING: 14/7/2/44

DATUM: 1993-09-28



GOEDGEKEUF: Kragtens Art. 25
VAN ORD. 15/1985

VERWYSING: 14/7/2/44

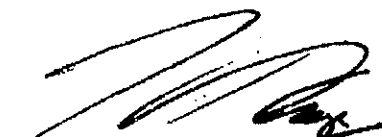
DATUM: 1993-09-28

1022 22
Eléne
Groenewald

(021) 434 8875

Kruger Haycock and Associates Inc
7 Cathedral Square
Cathedral Street
P O Box 879
George
6530

Prepared by me


CONVEYANCER
KRUGER HW

FEE

R. 650.00

DEED OF TRANSFER

T 000074367 / 2007

BE IT HEREBY MADE KNOWN THAT

FARANAAZ JACOBS

Farah - Winnie Jacobs - Klerk

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 GEORGE on 23 July 2007 granted to him by

The Trustees for the time being of GLENROYAL TRUST
No. IT3683/2001

DATA / VEN

25 OCT 2007

CONCALVES B

DATA / CAPTURE

19 OCT 2007

NCAPALL

VIR ENDOSSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE

5

T 74367/2007

By virtue of notarial deed of tie agreement K 000033/08 dated the 12 February 2008 the within mentioned properties is notariallly tied to

Portion 75 (a portion of portion 4) of the farm Hooge Kraal 238 in the municipality and division George, Province of the Western Cape measuring 20.9942ha held under T 87303/2007

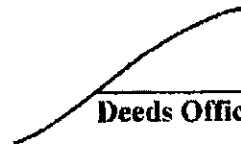
Remaining extent of portion 70(a portion of portion 4)of the farm Hoogekraal 238 in the municipality and division George, Province of the Western Cape measuring 42.1196 Ha held under T 87304/2007

None of the properties shall be consolidated ,subdivided or transferred without the written consent of Firstrand Bank .

As will more fully appear from the said notarial deed


Registrar of Deeds

14.03.08


Deeds Office Cape Town

And the appearer declared that his said principal had, on 27 June 2007, 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:

LAGOONBAY LIFESTYLE ESTATE (PROPRIETARY) LIMITED
No. 2001/022460/07

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

PORTION 102, A PORTION OF PORTION 17 OF THE FARM HOOGE
KRAAL NO. 238
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE;

IN EXTENT 24,1751 (TWENTY FOUR COMMA ONE SEVEN FIVE ONE)
HECTARES

FIRST TRANSFERRED by Deed of Partition Transfer No. T 13195/1977 with
Diagram No. 10494/70 relating thereto and held by Deed of Transfer No.
T66350/2002

- A. SUBJECT to the conditions referred to in Deed of Transfer No. 11666 dated 23rd November 1996
- B. SUBJECT FURTHER and ENTITLED to the benefit of the following conditions contained in Annexure A, attached to Deed of Transfer No. 1939 dated 8th April 1909, namely:
- "1. That all roads shown on the Diagram of the respective portions and properties are to remain free and open for the use of the respective Transferee and their successors in title.
 3. That the owners of Lots A4, C4 and the said Lot 5, and their successors in title, shall give the owner of Lot B4 a road for the driving of stock (Jaagd pad) from a point on the road known as the "Guana gat" road to a point on the "Maalgaten" road, upon the special condition that should the owner of Lot B4 at any time make use of the road shown on the diagrams of Lots B4, A4, and the remaining extent of Lot 4, as running through the respective properties between Lot 3 of Hoogekraal and the remaining extent of Lot 4, and the point where it crosses the southern boundary of Lot A4, the said road for livestock shall be closed.
 4. That the owner of the remaining extent of Lot 4 shall give the respective Transferees and their successors in title a road 9,45 metres wide from the common beacon between Lot 3 and Lot 4 at or near the gat on the "Guana gat" road to a point where it again joins the "Guana gat" road on Lot B4."
- C. ENTITLED FURTHER as contained in Deed of Partition Transfer No. 13195 dated 2nd June 1977, to a servitude right of way 10 (ten) metres wide over the property described as:



CERTAIN piece of abolished quitrent land, situate in the Division of George, being the Remainder of Portion 17 (a portion of Portion 4) of the farm Hooge Kraal no. 238;

IN EXTENT: as such 23,9249 (Twenty-Three comma Nine Two Four Nine) Hectares;

HELD by Ebenhaezer Kuyler (born on 28 August 1931) in respect of two-thirds ($\frac{2}{3}$ rd) share and Jacobus Johannes Kuyler (born on 1 February 1929) in respect of one-third ($\frac{1}{3}$ rd) share, by virtue of Deed of Partition Transfer No. T13196 dated 2nd June 1977.

The northern boundary of which servitude is indicated by the figure B.x. on aforesaid Diagram No. 10494/70 annexed to aforesaid Deed of Partition Transfer No. 13195/77.

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

The Trustees for the time being of GLENROYAL TRUST
No. IT3683/2001

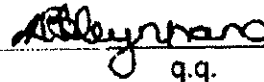
heretofore had to the premises, did in consequence also acknowledge them to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

LAGOONBAY LIFESTYLE ESTATE (PROPRIETARY) LIMITED
No. 2001/022460/07

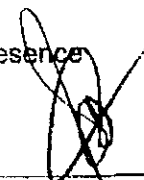
or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R2 170 000,00 (TWO MILLION ONE HUNDRED AND SEVENTY THOUSAND RAND).

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 14 September 2007


q.q.

In my presence

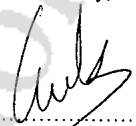


REGISTRAR OF DEEDS

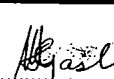
307

FEE
R. 650-00

Opgestel deur my,



TRANSPORTBESORGER
WRE BURGER

ENDOSSEMENT KRAGTENS ART. 40 VAN WET 66 VAN 1965	ENDORSEMENT BY VIRTUE OF SECT. 40 OF ACT 66 OF 1965
DIE TRUSTEES HET DIE REG OM MET DIE BENEGEMELDE EIENDOM TE HAN- DEL ONDERKEWIG AAN DIE BEPALINGS VAN DIE TESTAMENT	THE WITHINMENTIONED PROPERTY IS TO BE ADMINISTERED BY THE TRUSTEES SUBJECT TO THE TERMS OF THE WILL
T 000038717/2015	 REGISTRATEUR/REGISTRAR
2015-07-13	

T 000064110/2011

TRANSPORTAKTE

SY DIT KENNELIK AAN ALMAL WIE DIT MAG AANGAAN

Hierby word dit bekend gemaak dat: **LYNNE BOTHA** verskyn het voor my,

Registrateur van Aktes te Kaapstad, sy behoorlik daartoe gemagtig deur 'n volmag aan

haar verleen deur:



CHRISTINA MARIA DE JAGER
IDENTITEITSNOMMER: 210308 0037 088
ONGETROUD

geteken te **GEORGE** op die 19de dag van OKTOBER 2011



DATA /
08 DEC 2011
VAN WYK JEN



En die genoemde Komparant het verklaar dat sy/haar prinsipaal waarlik en wettiglik die ondergenoemde eiendom verkoop het op die 30ste dag van SEPTEMBER 2011 kragtens private ooreenkoms en dat sy, in haar voorgenoemde hoedanigheid hierby in volkome en vrye eiendom sedeer en transporteer aan en ten gunste van:

MENTONE EDUAN BOTHA
IDENTITEITSNOMMER: 450731 5034 082
ONGETROUD

Sy Erfgename, Eksekuteurs, Administrateurs of Regsverkrygendes

 **GEDEELTE 85 (GEDEELTE VAN GEDEELTE 4) VAN DIE PLAAS HOOGHE KRAAL NOMMER 238 IN DIE MUNISIPALITEIT EN AFDELING VAN GEORGE;**

PROVINSIE WES – KAAP

GROOT: 1,7131 (EEN KOMMA SEWE EEN DRIE EEN) HEKTAAR

AANVANKLIK OORGEDRA Kragtens Transportakte

Nommer T3577/1953 met kaart nommer 7323/49 wat daarop

betrekking het en, gehou kragtens Transportakte nommer T22092/1989.

- A. **ONDERHEWIG** aan die voorwaardes waarna verwys word in gesegde Transportakte nommer T3577/1953.
- B. **ONDERHEWIG VERDER** aan en **GEREGTIG** op die volgende spesiale voorwaardes vervat in Aanhangsel "A" tot Transportakte Nommer T1941/1909, wat as volg lui:-
- "1. That all roads shown on the diagram of the respective portions and properties are to remain free and open for the use of the respective transferees and their successors in title.
- 


2. That the walls of the house, which form the boundaries between Lot A⁴ and the remaining extent of Lot 4, shall remain as party walls and the owners of the said Lot A⁴ and the remaining extent of Lot 4, and their successors in title shall have the right of access on the respective properties for the purpose of repairing the said walls.
3. That the owner of the remaining extent of Lot 4 shall give the respective transferees and their successors in title a road 9,45 metres wide from the common beacon between Lot 3 and Lot 4 at or near the gate on the "Guano gat" road to a point where it again joins the "Guano gat" road on Lot B⁴."

A handwritten signature, possibly reading 'W', is located at the bottom right of the page.

WESHALWE die Komparant afstand doen van al die reg en titel wat gemelde:

CHRISTINA MARIA DE JAGER

voorheen op genoemde eiendom gehad het en gevolglik ook erken dat hy/sy geheel en al van die besit daarvan onthef en nie meer daartoe geregtig is nie en dat, kragtens hierdie Akte genoemde:

MENTONE EDUAN BOTHA

sy erfgename, eksekuteurs, administrateurs of regsverkrygendes tans en voortaan daartoe geregtig is ooreenkomstig plaaslike gebruik behoudens die regte van die Staat en ten slotte erken hy/sy dat die eiendom verkoop is vir die bedrag van R 1 200 000.00 (EEN MILJOEN TWEEHONDERD DUISEND RAND).

TEN BEWYSE WAARVAN ek, die genoemde **REGISTRATEUR**, tesame met die Komparant hierdie Akte onderteken en dit met die ampeël bekragtig het.

ALDUS GEDOEN EN VERLY op die kantoor van die **REGISTRATEUR VAN**

AKTES te **KAAPSTAD** op die 15 dag van Naembé 2011

Sy Prinsipaal/ale

In my teenwoordigheid,

REGISTRATEUR VAN AKTES

15-2
Eléne 22
Groenewald

Kruger Haycock and Associates Inc
Cathedral Square 7
(021) 434 8876 Cathedralstraat
Postbus 879

George
6530

FEE

R.1000.-00

1-19
8

Opgestel deur my

TRANSPORTBESORGER
KRUGER HW

TRANSPORTAKTE

T000076531/2007

HIERBY WORD BEKEND GEMAAK DAT

FARANAAZ JACOBS

VIR ENDOSSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE

10

voor my verskyn het, REGISTRATEUR VAN AKTES, te KAAPSTAD, hy die genoemde
komparant synde behoorlik daartoe gemagtig deur 'n Volmag aan hom verleen deur

Die Trusteers indertyd van OUPLAAS TRUST
Nr. IT4793/95

geteken te George op 19 Julie 2007

DATA / VERIFY
02 NOV 2007
VAN WYK Z

PENNY
2007-10-25
GARTNER

En genoemde Komparant het verklaar dat sy prinsipaal, op 28 Junie 2007, waarlik en wettiglik verkoop by Privaat ooreenkoms, en dat hy, in sy voorgenoemde hoedanigheid hierby sedeer en transporteer aan en ten gunste van

LAGOONBAY LIFESTYLE ESTATE (PROPRIETARY) LIMITED
Nr. 2001/022460/07

diese Opvolgers in titel of Regverkrygendes in volkome en vrye eiendom,

1.

RESTANT VAN GEDEELTE 19 (GEDEELTE VAN GEDEELTE 4) VAN DIE
PLAAS HOOGHE KRAAL NR. 238 .
IN DIE MUNISIPALITEIT EN AFDELING VAN GEORGE, PROVINSIE WES-
KAAP;

GROOT 2,2535 (TWEË KOMMA TWEË VYF DRIË VYF) Hektaar

AANVANKLIK OORGEDRA kragtens Transportakte Nr. T 1940/1909 met 'n
Vervangingskaart Nr. 6589/58 wat daarop betrekking het en gehou kragtens
Transportakte Nr. T95550/1996

I. ONDERHEWIG aan en geregtig op die voordeel van:-

(a) Die voorwaardes waarna verwys word in gemelde Transportakte
No. 24203 gedateer 22 Oktober, 1948.

(b) Die volgende voorwaardes vervat in Aanhangsel "A" aan
Transportakte No. 1040 gedateer 8 April 1909, naamlik:-

"(1) That all Roads shown on the diagram of the respective
portions and properties are to remain free and open for use
of the respective transferees and their successors in title.

(3) That the owners of Lots A4, C4 and the said Lot 5, and their
successors in title shall give the owner of Lot B4 a road for
the driving of stock (Jaagd Pad) from a point on the road
known as the "Guano gat" road to a point on the
"Maalgaten" road, upon the special condition that should
the owner of Lot B4 at any time make use of the road
shown on the diagrams of Lots B4, A4 and the remaining
extent of Lot 4, as running through the respective properties
between the point where it crosses the boundary between
Lot 3 of Hoogekraal and the remaining extent of Lot 4, and
the point where it crosses the southern boundary of Lot A4
then the said Road for live stock shall be closed.

(4) That the owner of the remaining extent of Lot 4 shall give
the respective transferees and their successors in title a
road 30 feet wide from the common beacon between Lot 3
and Lot 4 at or near the gate on the "Guano gat" road to a
point where it again joins the "Guano gat" road on Lot B4.

(c)

2. RESTANT VAN GEDEELTE 18 (GEDEELTE VAN GEDEELTE 4) VAN DIE PLAAS HOOG KRAAL NR 238 IN DIE MUNISIPALITEIT EN AFDELING VAN GEORGE, PROVINSIE WES-KAAP;

GROOT 6,6304 (SES KOMMA SES DRIE NUL VIER) Hektaar

AANVANKLIK OORGEDRA kragtens Transportakte Nr. T 1940/1909 met 'n Vervangingskaart Nr. 6590/58 wat daarop betrekking het en gehou kragtens Transportakte Nr. T95550/1996

- I. ONDERHEWIG aan en geregtig op die voordeel van:-

- (a) Die voorwaardes waarna verwys word in gemelde Transportakte No. 24203/1948.
- (b) Die voorwaardes vervat in Aanhangsel "A" aan Transportakte No. 1940 gedateer 8 April 1909 watter voorwaardes lui soos volledig uiteengesit in Paragraaf 1. (b) hierbo.
- (c)

3. RESTANT VAN GEDEELTE 6 (GEDEELTE VAN GEDEELTE 5) VAN DIE PLAAS HOOG KRAAL NR 238 IN DIE MUNISIPALITEIT EN AFDELING VAN GEORGE, PROVINSIE WES-KAAP;

GROOT 58,1224 (AGT EN VYFTIG KOMMA EEN TWEE TWEE VIER) Hektaar

AANVANKLIK OORGEDRA kragtens Transportaktes Nrs. T 7838 en 7839 beide gedateer 20 November 1896, een met 'n kaart wat daarop betrekking het en gehou kragtens Transportakte Nr. T95550/1996

- I. ONDERHEWIG aan en geregtig op die voordeel van:-

- (a) Die voorwaardes waarna verwys word in gemelde Transportakte No. 24203/1948.
- (b) Die voorwaardes No.'s 1, 3 en 4 vervat in Aanhangsel "A" aan Transportakte No. 1942 gedateer 8 April 1909 en wat lui soos volledig uiteengesit in Paragraaf 1. (b) hierbo.

- II.

- III. ONDERHEWIG AAN en GEREGTIG op die term van serwituutendossement gedateer 27 Oktober 1958 betreffende 'n reg van weg en serwituutpad teen gemelde Transportakte No. 24203/1948, watter endossement soos volg lui:-

"Kragtens Not. Akte No. 643/1958 gedateer 29/7/1958 is die Restant van Gedeelte van Perseel 5 van die Plaas Hoogekraal - 67.8579 morge hieronder gehou (Para 2) (a) ONDERHEWIG aan 'n 20 voet wye reg van weg gemerk j.k.l.m. op Kaart No. 11946/48 van die hiernavermelde Gedeelte 84 ten gunste van Gedeeltes 83 en 84 van die plaas Hoogekraal hede getransporeer kragtens Transportakte No. 15445/1958 en (b) GEREGTIG op 'n serwituut pad 20 voet wyd oor gesegde Gedeelte 83 en 84 en gemerk m.n. en o.n. onderskeidelik op Kaart No.'s 11945/48 en 11946/48 daaraan, soos meer volledig sal blyk uit verwysing na gesegde Not. Akte."

4. DIE RESTANT VAN GEDEELTE 17 ('N GEDEELTE VAN GEDEELTE 4) VAN
DIE PLAAS HOOGE KRAAL NR. 238
IN DIE MUNISIPALITEIT EN AFDELING VAN GEORGE, PROVINSIE WES-
KAAP;

GROOT 23,9249 (DRIE EN TWINTIG KOMMA NEGE TWEE VIER NEGE)
Hektaar

AANVANKLIK OORGEDRA kragtens Transportakte Nr. T 1939/1909 met kaart
daarby aangeheg en gehou kragtens Transportakte Nr. T98448/1996

- A. ONDERHEWIG aan en GEREKTIG op die voordeel van die voorwaardes
waarna verwys word in Transportakte gedateer 23 November 1936 Nr.
11666.
- B. ONDERHEWIG VERDER aan en GEREKTIG op die voordeel van die
voorwaardes vervat in Aanhangsel A geheg aan genoemde Transportakte
gedateer 8 April 1909 Nr. 1939, naamlik:-
- "1. That all roads shown on the Diagram of the respective
portions and properties are to remain free and open for the
use of the respective transferees and their successors in title.
 3. That the owners of Lots A4, C4 and the said Lot 5, and their
successors in title, shall give the owner of Lot B4 a road for
the driving of stock (Jaagd pad) from a point on the road
known as the "Guano gat" road to a point on the "Maalgaten"
road, upon the special condition that should the owner of Lot
B4 at any time make use of the road shown on the diagrams of
Lots B4, A4, and the remaining extent of Lot 4, as running
through the respective properties between the point where it
crosses the boundary between Lot 3 of Hoogekraal and the
remaining extent of Lot 4, and the point where it crosses the
southern boundary of Lot A4, the said road for livestock shall
be closed.
 4. That the owner of the remaining extent of Lot 4 shall give the
respective Transferees and their successors in title a road 30
feet wide from the common beacon between Lot 3 and Lot 4 at
or near the gate on the "Guano gat" road to a point where it
again joins the "Guano gat" road on Lot B4."
- B. VERDER ONDERHEWIG op 'n serwituut reg van weg 10 (tien) meter wyd
oor die eiendom beskryf as:
SEKER stuk opgehefde erfpaggrond, geleë in die Afdeling van George,
synde die Gedeelte 102 ('n gedeelte van gedeelte 17) van die plaas
HOOGE KRAAL No. 238;

GROOT: 24,1751 (Vier en Twintig komma Een Sewe Vyf Een) Hektaar;

GEHOU deur David Willem Pieter Botbyl (Gebore op 23 Januarie 1938) en
Willem Colman Botbyl (gebore op 16 November 1957) minderjarige,

KRAGTENS Verdelingstransportakte hede gedateer No. T13195/77

Die noordelike grens van welke serwituut aangedui word deur die lyn B x
op Kaart No. 10494/70 geheg aan Verdelingstransportakte No. 13195/77.

5. DIE RESTANT VAN GEDEELTE 77 ('N GEDEELTE VAN GEDEELTE 4) VAN DIE PLAAS HOOGE KRAAL NR. 238 IN DIE MUNISIPALITEIT EN AFDELING VAN GEORGE, PROVINSIE WES-KAAP;

GROOT 11,8030 (ELF KOMMA AGT NUL DRIE NUL) Hektaar

AANVANKLIK OORGEDRA kragtens Verdelingstransportakte Nr. 3586/1953 met kaart nommer 8387/1947 aangeheg en gehou kragtens Transportakte Nr. T96448/1996

- A. ONDERHEWIG aan die voorwaardes waarna verwys word in Verdelingstransportakte No. 3586/1953.
- B. ONDERHEWIG VERDER aan en geregtig op die volgende spesiale voorwaarde bevat in Aanhangsel "A" van Transportakte No. 1941/1909 en wat as volg lees:

"1. That all roads shown on the diagrams of the respective portions and properties are to remain free and open for the use of the respective transferees and their successors in title."

Gesegde "Transferees and their successors in title" synde Marthinus Christoffel Barnard, George Frederick Kuyler en David Hercules Kuyler en hulle opvolgers in titel.

6. DIE RESTANT VAN DIE PLAAS HOOGE KRAAL NR. 238 IN DIE MUNISIPALITEIT EN AFDELING VAN GEORGE, PROVINSIE WES-KAAP;

GROOT 46,4954 (SES EN VEERTIG KOMMA VIER NEGE VYF VIER) Hektaar

AANVANKLIK OORGEDRA kragtens Grondbrief (George Erfpagte Boekdeel 13 NO. 8) gedateer 26 Junie 1886 met 'n kaart aangeheg en gehou kragtens Transportakte Nr. T96448/1996

- A. ONDERHEWIG aan die voorwaardes waarna verwys word in Transportakte No. 10940 gedateer 31 Desember 1930.
- B. ONDERHEWIG AAN en GEREGTIG op die voordeel van die volgende voorwaarde in die genoemde Transportakte No. 10940/1930 vermeld, naamlik:-

"Die paaie aangetekend op al die Kaarte van die dele van die restant van gesegde plaas HOOGEKRAAL hede aan die bogenoemde mede-eienaars getransporteer, en die pad gemerk "KOENS RUG PAD" op die originele Kaart van gesegde plaas HOOGEKRAAL toegeken aan R.O. Scott en andere op die 26ste Junie 1886 (George Erfpagte Boekdeel 13 No. 8), en lopende deur die Spoorweg Hekke en langs die grenslyn soos getoon op die Kaart van Lot 6 hede aan Daniel Cornelius Terblance getransporteer No. 10934 (en daarop gemerk "Serwituut Pad"), die na die eiendomme van al die gesegde mede-eienaars gaan sal bly, en die wydte daarvan sal ag tree wees, maar by die draaie waar die pad afdraai uit die groot pad op Lot 8 hede aan Marthinus Christoffel Barnard getransporteer No. 10936 na die resterende gedeelte van gesegde plaas HOOGEKRAAL hierby aan Gilbert Francis Stewart Nortier getransporteer en op Lot No. 10 hede aan Theunis Johannes Bernard getransporteer NO. 10938 na Lot No. 11 hede aan James Izack Bernard getransporteer No. 10939 sal daar

'n wydte gegee word so dat daar gedraai sal word met 'n span trekgoed. Hierdie paale sal bly as trekkpad en rypad, en sal wees vir die wederkerige gebruik van die bogenoemde elenaars, hulle families, diensknegte, agente, erfgename, en opvolgers in titel."

- C. ONDERHEWIG AAN en GERECHTIG tot voordele onder die terme van die serwituut waarna verwys in die endossement gedateer 1 April 1969 op die Transportakte No. 17824 gedateer 29 Oktober 1954 welke endossement soos volg lui:-

"Kragtens Not. Akte No. 125/69 gedateer 21.9.68 is die restant van die plaas "Hooge Kraal" groot 46,4954 ha. Hieronder gehou onderhewig aan 'n pyplyn serwituut met sekere bykomende regte ten gunste van Lot 8 van "Hooge Kraal" groot 50,4855 ha. Gehou onder T18508/66 gedateer 7.9.66 en geregtig op reg om op bepaalde tye water uit gesegde pyplyn te neem by 2 bepaalde punte op gesegde Lot 8 onderhewig aan sekere voorwaardes, soos meer volledig sal blyk uit gesegde Not. Akte met Kaart 6174/66 daaraan geheg."

7. DIE RESTANT VAN GEDEELTE 5 (GEDEELTE VAN GEDEELTE 3) VAN DIE PLAAS BUFFELS DRIFT NR. 227
IN DIE MUNISIPALITEIT EN AFDELING VAN GEORGE, PROVINSIE WES-KAAP;

GROOT 23,0978 (DRIE EN TWINTIG KOMMA NUL NEGE SEWE AGT) Hektaar

AANVANKLIK OORGEDRA kragtens Transportaktes Nos. T 7835/1896 en T 7836/1896 met 'n kaart wat daarop betrekking het en gehou kragtens Transportakte Nr. T96448/1996

ONDERHEWIG aan die voorwaardes waarna verwys word in Transportakte No. T 3506/1930.

8. GEDEELTE 23 (BEGINSEL)('N GEDEELTE VAN GEDEELTE 5) VAN DIE PLAAS HOOGE KRAAL NR. 238
IN DIE MUNISIPALITEIT EN AFDELING VAN GEORGE, PROVINSIE WES-KAAP;

GROOT 8,5653 (AGT KOMMA VYF SES VYF DRIE) Hektaar

AANVANKLIK OORGEDRA kragtens Transportakte Nr. T 12885/1919 met kaart Nr. 1612/1919 wat daarop betrekking het en gehou kragtens Transportakte Nr. T96448/1996

ONDERHEWIG aan die voorwaardes waarna verwys word in Transportaktes Nr. 7840 gedateer 20 November 1896 en Nr. 1501 gedateer 1 Maart 1898.

9. GEDEELTE 9 (CONCORDIA)('N GEDEELTE VAN GEDEELTE 3) VAN DIE PLAAS BUFFELS DRIFT NR. 227
IN DIE MUNISIPALITEIT EN AFDELING VAN GEORGE, PROVINSIE WES-KAAP;

GROOT 88,6511 (AGT EN TAGTIG KOMMA SES VYF EEN EEN) Hektaar

AANVANKLIK OORGEDRA kragtens Verdelingstransportakte Nr. T 6326/1926 met 'n kaart Nr. A4501/1925 daaraan geheg en gehou kragtens Transportakte Nr. T96448/1996

- A. ONDERHEWIG aan die voorwaardes waarna verwys word in Transportakte No. 7837 gedateer 20 November 1896.
- B. ONDERHEWIG VERDER aan die bepalings van die Endossement gedateer 26 Maart 1975 aangebring op Verdelingstransporakte No. 6326 gedateer 30 Junie 1926, welke endossement soos volg lui:-

"ENDOSSEMENT KRAGTENS ARTIKEL 31(6) VAN WET NR. 47 VAN 1937 (SOOS GEWYSIG)

'n Gedeelte van die eiendom hierinvermeld grootte +- 6,8 ha., is onteien deur die Republiek van Suid-Afrika kragtens Art. 8 (1) (a) Wet 54/1971 vide onteieningskennisgewing No. N10/3/1/038/10 d.d. 14,3,1975 geliasseer as onteienings caveat Ex. 434/1975 planne in tweevoud gellasseer hiermee."

- C. ONDERHEWIG VERDER aan die bepalings van die endossement gedateer 16 Junie 1975 aangebring op Verdelingstransportakte No. 6326 gedateer 30 Junie 1926, welke endossement soos volg lui:-

"ENDOSSEMENT KRAGTENS ARTIKEL 31 (6) VAN WET NR. 47 VAN 1937 (SOOS GEWYSIG)

'n Gedeelte van die eiendom hierin vermeld groot +- 0,5ha, is onteien deur die Republiek van Suid-Afrika kragtens Art. 8 (1)(a) van Wet op Nasionale Paaie 54/1971 vide onteieningskennisgewing No. N10/3/1/038/10 d.d. 6.6.75 geliasseer as onteienings caveat Ex. 791/1975 planne in tweevoud gellasseer hiermee."

10. DIE RESTANT VAN GEDEELTE 42 (DIE KAMP) ('N GEDEELTE VAN GEDEELTE 5) VAN DIE PLAAS HOOGE KRAAL NR. 238 IN DIE MUNISIPALITEIT EN AFDELING VAN GEORGE, PROVINSIE WES-KAAP;

GROOT 6,9674 (SES KOMMA NEGE SES SEWE VIER) Hektaar

AANVANKLIK OORGEDRA kragtens Transportakte Nr. T 6321/1926 met 'n kaart daaraan geheg en gehou kragtens Transportakte Nr. T96448/1996

- A. ONDERHEWIG aan die voorwaardes waarna verwys word in Transportakte No. 6318 gedateer 30 Junie 1926.

11. DIE RESTANT VAN GEDEELTE 5 VAN DIE PLAAS HOOGE KRAAL NR. 238 IN DIE MUNISIPALITEIT EN AFDELING VAN GEORGE, PROVINSIE WES-KAAP;

GROOT 29,5737 (NEGE EN TWINTIG KOMMA VYF SEWE DRIE SEWE) Hektaar

AANVANKLIK OORGEDRA kragtens Transportakte Nr. 327 gedateer 26 September 1887 met 'n kaart daaraan geheg en gehou kragtens Transportakte Nr. T96448/1996

- A. ONDERHEWIG aan die voorwaardes waarna verwys word in Transportakte No. 6318 gedateer 30 Junie 1926.

- B. ONDERHEWIG VERDER aan die voorwaarde vervat in Transportakte No. 6328 gedateer 30 Junie 1926, naamlik:-

"That F.H.B. Botha and his successors in title as the registered owner of the properties known respectively as (a) Platklip and (b) remaining extent of portion of Buffelsdrift, transferred this day No. 6327 shall have a right of way by the existing road over the land hereby transferred, as indicated on the Diagram of the said land."

12. GEDEELTE 41 (KUYLERS HOOP) (GEDEELTE VAN GEDEELTE 5) VAN DIE PLAAS HOOG KRAAL NR. 238
IN DIE MUNISIPALITEIT EN AFDELING VAN GEORGE, PROVINSIE WES-KAAP;

GROOT 31,2635 (EEN EN DERTIG KOMMA TWEE SES DRIE VYF) Hektaar

AANVANKLIK OORGEDRA kragtens Transportakte Nr. T 6317/1926 met kaart wat daarop betrekking het en gehou kragtens Transportakte Nr. T97340/1996

ONDERHEWIG aan die voorwaardes waarna verwys word in Transportakte 1501 gedateer 1 Maart 1898.

13. GEDEELTE 79 ('N GEDEELTE VAN GEDEELTE 6) VAN DIE PLAAS HOOG KRAAL NR. 238
IN DIE MUNISIPALITEIT EN AFDELING VAN GEORGE, PROVINSIE WES-KAAP;

GROOT 10,8128 (TIEN KOMMA AGT EEN TWEE AGT) Hektaar

AANVANKLIK OORGEDRA kragtens Transportakte Nr. T 24202/1948 met kaart 8389/47 wat daarop betrekking het en gehou kragtens Transportakte Nr. T97340/1996

ONDERHEWIG AAN en GEREGTIG op die voordeel van:

- A. Die voorwaardes waarna verwys word in Transportakte 24202 gedateer 22 Oktober 1948.

- B. die volgende voorwaardes vervat in Aanhangsel "A" tot Transportakte 1940 gedateer 8 April 1909, naamlik:-

- "1. That all roads shown on the diagrams of the respective portions and properties are to remain free and open for the use of the respective transferees and their successors in title.
3. That the owners of Lot A4, C4 and the said Lot 5, and their successors in title, shall give the owner of Lot B4 a road for the driving of stock (Jaagd pad) from a point on the road known as the "Guano gat" road to a point on the "Maalgaten" road upon the special condition that should the owner of Lot B4 at any time make use of the road shown on the diagrams of Lots B4, A4, and the remaining extent of Lot 4, as running through the respective properties between the point where it crosses the boundary between Lot 3 of Hoogekraal and the remaining extent of Lot 4, and the point where it crosses the southern boundary of Lot A4, the said road for livestock shall be closed.
4. That the owner of the remaining extent of Lot 4 shall give the respective transferees and their successors in title a road 9,45 metres wide from the common beacon between Lot 3 and Lot 4 at or near the gate on the "Guano gat" road to a point where it again joins the "Guano gat" road on Lot B4."

WESHALWE die komparant afstand doen van al die regte en titel wat

Die Trustees indertyd van OUPLAAS TRUST Nr. IT4793/95

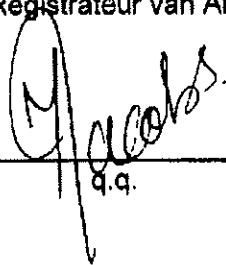
voorheen op genoemde eiendom gehad het, en gevolglik ook erken het dat hulle geheel en al van die besit daarvan onthef en nie meer daartoe geregtig is nie en dat, kragtens hierdie akte, bogenoemde

**LAGOONBAY LIFESTYLE ESTATE (PROPRIETARY) LIMITED Nr.
2001/022460/07**

diese Opvolgers in titel of Regverkrygendes, tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat en ten slotte erken dit dat die verkoopprijs die bedrag van **R19 550 000,00 (Negentien Miljoen Vyf Honderd en Vyftig Duisend Rand)** beloop.

TEN BEWYSE WAARVAN ek, genoemde Registrateur, tesame met die Komparant hierdie Akte onderteken en dit met die ampseël bekragtig het.

ALDUS GEDOEN EN VERLY op die Kantoor van die Registrateur van Aktes te Kaapstad
op 21 September 2007



G.G.

In my teenwoordigheid



REGISTRATEUR VAN AKTES

T 76531/2007

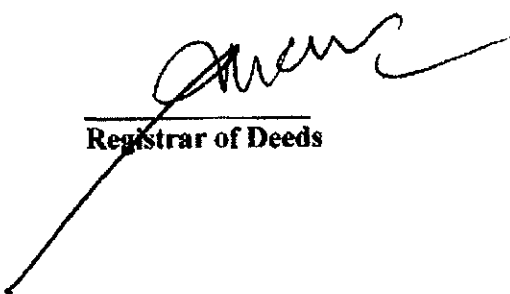
By virtue of notarial deed of tie agreement K 000333/08 dated the 12 February 2008 the within mentioned properties is notariallly tied to

Portion 75 (a portion of portion 4) of the farm Hooe Kraal 238 in the municipality and division George, Province of the Western Cape measuring 20.9942ha held under T 87303/2007

Remaining extent of portion 70(a portion of portion 4)of the farm Hoogekraal 238 in the municipality and division George, Province of the Western Cape measuring 42.1196 Ha held under T 87304/2007

None of the properties shall be consolidated ,subdivided or transferred without the written consent of Firstrand Bank .

As will more fully appear from the said notarial deed



Registrar of Deeds

Deeds Office Cape Town

Kruger Haycock & Associates Inc

PROKUREURS • ATTORNEYS
TELEPHONE (021) 422 0083 TELEFOON

Ref. No./Verw. Nr. 17207 APR

UITVOERING EXECUTION

Akte Kant Rek. Nr.

INGEDIEN

Datum van indiening/Date of lodgement

2009-03-23

LODGED

	Ondersoekers / Examiners	Kamers/ Rooms	Skakeling / Linking	Verwerp/ Reject	Passeer / Pass
1.	A. SYDOW 1184		3	1	
2.	L. COETZER 1233				
3.					

VIR AKTEBESORGER SE GEBRUIK / FOR CONVEYANCER'S USE.

Aard van Akte / Nature of Deed: TRANSFER
THIO PROPERTIES (PTY) LTD
t.g.v./i.f.o.
LAGOONBAY LIFESTYLE EST

T 015622/09

Skakeling / Linking	Titelaktes, ens. binne / Title deeds, etc. within
3 1	T9505/2001

GELYKTYDIGES / SIMULS

No. in stel/batch	Kode Code	Name van Partye / Names of Parties	Naam van Firma / Name of Firm	Firma/ Firm No.
1	T	THIO PROP (PTY) LTD / LAGOONBAY LIFESTYLE EST	KRUGER HAYCOCK	22
2	K	THIO PROP (PTY) LTD / ARSA LAGOONBAY LIFESTYLE EST / RMB	KRUGER HAYCOCK ELENE GROENEWALD	22
3	K	LAGOONBAY LIFESTYLE / RMB	ELENE GROENEWALD	1522
4				
5				
6				
7				
8				
9				
10				

Registration versoek deur:
Registration requested by:

Datum
Date:



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

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

	Kode	Firma / Firm	Eiendom / Property	Kantoor / Office
1				
2				
3				
4				

(b) Kliënt afskrifte van aktes permanent in Aktekantoor geliasseer:
Client copies of deed filed permanently in Deeds Office:

Aard en nommer van akte Nature and number of deed	Omslag nr. Cover no.	Parawe van ondersoekers Initials of examiners

(c) Notas / Notes:

B. AKTEKANTOOR GEBRUIK / FOR DEEDS OFFICE USE:

		Opmerkings Remarks	Paraaf Initials
Interdikte nagesien deur Interdicts checked by	(1) Dorp goedgekeur (geproklameer) Township approved (proclaimed).....		
Datum Date	(2) Begiftigingserwe Endowment erven.....		
	(3) Begiftiging Endowment.....		
	(4) Voorwaardes Conditions.....		
Interdikte nagesien deur Interdicts checked by	(5) Mikro Micro.....		
Datum Date	(6) Algemene plan General Plan.....		
	(7) Titelakte Title deed.....		
	(8) Verbands teen dorpskêl Bonds against township title.....		
	(9) Datum nagesien Date checked.....		

Kantoor instruksies / Office instructions:

Seksie / Section:

22

Kruger Haycock and Associates Inc
7 Cathedral Square
Cathedral Street
P O Box 879
George
6530

Prepared by me

CONVEYANCER
HAYCOCK N

FEE

R. 1200.00

T 015622/09

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

~~FARANAAZ JACOBS~~ CHARLENE NGITE

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 ROODEPOORT on 18 March 2009 granted to him by

THIO PROPERTIES PROPRIETARY LIMITED
Registration Number 2000/020499/07

DATA / CAPTURE
2009-04-29
ZWELONKE NTOMBI

DATA / VERIFY

04 MAY 2009

MURIEL LORRAINE

VIR ENDOSSEMENTE KYK GLADSY
FOR ENDORSEMENTS SEE PAGE 5

ENDORSEMENT

(5)

BY VIRTUE OF NOTARIAL TIE AGREEMENT R 366/09
DATED 12 MARCH 2009 THE WITHINMENTIONED PROPERTIES
SHALL BE TIED TOGETHER WITH :

- ① PORTION 75 (A PTN OF PTN 4) OF THE FARM HOOGE KRAAL
NO 238 IN THE MUNICIPALITY AND DIVISION OF GEORGE.
PROVINCE OF THE WESTERN CAPE
IN EXTENT 20,994 HECTARES.
HELD BY DEED OF TRANSFER NO T87303/2007

AND

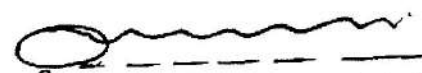
- ② REMAINING EXTENT OF PORTION 75 (A PTN OF PTN 4) OF THE
FARM HOOGE KRAAL NO 238
IN THE MUNICIPALITY AND DIVISION OF GEORGE,
PROVINCE OF THE WESTERN CAPE
IN EXTENT 42,196 HECTARES
HELD BY DEED OF TRANSFER T87304/2007

AND BE REGARDED AS ONE PROPERTY TO ALL INTENTS AND
PURPOSES; WHICH PROPERTIES SHALL NOT BE CONSOLIDATED,
SUBDIVIDED OR TRANSFERRED WITHOUT THE WRITTEN CONSENT
OF FIRSTRAND BANK FIRST BEING OBTAINED.

AS WILL MORE FULLY APPEAR FROM SAID NOTARIAL
DEED.

08 APR 2009

DEEDS REGISTRY
CAPE TOWN


REGISTRAR OF DEEDS

And the appearer declared that his said principal had, on 23 February 2009, 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:

LAGOONBAY LIFESTYLE ESTATE (PROPRIETARY) LIMITED
Registration Number 2001/022460/07

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

1. PORTION 76 (A PORTION OF PORTION 4) OF THE FARM HOOGE KRAAL NO. 238
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE

IN EXTENT 6,8181 (SIX COMMA EIGHT ONE EIGHT ONE) HECTARES

FIRST TRANSFERRED by Deed of Partition Transfer T3586/1953 with Diagram No. 8386/47 relating thereto and held by Deed of Transfer No. T9505/2001

- A. SUBJECT to the conditions referred to in said Deed of Partition Transfer T3586/1953.

- B. SUBJECT FURTHER and ENTITLED to the following special condition contained in Annexure "A" to Deed of Transfer T1941/1999, namely:

"1. That all roads shown on the diagram of the respective portions and properties are to remain free and open for the use of the respective transferees and their Successors in Title."

The said Transferees and their Successors in Title referred to in this clause are MARTHINUS CHRISTOFFEL BARNARD, GEORGE FREDERICK KUYLER and DAVID HERCULES KUYLER and their Successors in Title.

- C. SUBJECT FURTHER to the following endorsement dated 3 November 1980 on said Deed of Transfer T13391/1956, which endorsement reads as follows:

"Para 1

Kragtens Minister van Landbou se toestemming No 5634 gedateer 9.6.1977 weggelê met Sertifikaat van Geregistreerde Titel Nr 41824/80 hede gedateer mag die binnegemelde eiendom en Ged. 122 ('n Gedeelte van Gedeelte 77) van die Plaas Hooë Kraal Nr 238, Afdeling George, groot 4,9356 ha, gehou deur bogemelde Geregistreerde Titel nie sonder die Minister se skriftelike toestemming afsonderlik oorgedra of afsonderlik met 'n verband beswaar of op enige ander wyse afsonderlik mee gehandel word nie."

2. PORTION 122 (A PORTION OF PORTION 77) OF THE FARM HOOGE KRAAL NO. 238
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE

IN EXTENT 4,9356 (FOUR COMMA NINE THREE FIVE SIX) HECTARES



GhostConvey 10.7.0.23

FIRST registered by Certificate of Registered Title No. T41824/1980 with Diagram No.954/78 relating thereto and HELD by Deed of Transfer No. T9505/2001

- A. SUBJECT to the conditions referred to in Deed of Partition Transfer T3586/1953.
- B. SUBJECT FURTHER and ENTITLED to the terms of the following special condition contained in Annexure "A" to Deed of Transfer T1941/1999, namely:

"1. That all roads shown on the diagram of the respective portions and properties are to remain free and open for the use of the respective transferees and their Successors in Title."

The said Transferees and their Successors in Title referred to in this clause are MARTHINUS CHRISTOFFEL BARNARD, GEORGE FREDERICK KUYLER and DAVID HERCULES KUYLER and their Successors in Title.

- C. SUBJECT FURTHER to the terms of the endorsement dated 8 August 1974 on Deed of Transfer T1339/1956 which endorsement reads as follows:

"Endossement kragtens Artikel 36(6) van Wet Nr 47 van 1937 (soos gewysig)

'n Gedeelte van die eiendom hierin vermeld in para 2 groot + 3,9432 hektaar is onteien deur die Prov. Adm van die Kaap kragtens Art 130 van Ord 15/52 gelees met Art 70 van Ord 28/1960 Vide Onteieningskennisgewing Nr R/D 17/1685 dd. 30.11.74 geliaser hiermee en met teenblad daarvan."

- D. SUBJECT FURTHER to the terms of the following endorsement dated 3 November 1980 on said Certificate of Registered Title T41824/1980 which endorsement reads as follows:

"Kragtens Minister van Landbou se toestemming Nr 5634 ged. 9.6.1977 hiermee weggelê mag die binnegemelde eiendom en Ged 76 (ged van Lot 4) van die Plaas Hooge Kraal Nr 238, Afd. George, groot 6,8181 Ha. gehou deur Transportakte 1339 ged. 8.2.1956 nie sonder die Minister se skriftelike toestemming afsonderlik oorgedra of afsonderlik met 'n verband beswaar of op enige ander wyse afsonderlik mee gehandel word nie."

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

THIO PROPERTIES PROPRIETARY LIMITED
Registration Number 2000/020499/07

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

LAGOONBAY LIFESTYLE ESTATE (PROPRIETARY) LIMITED
Registration Number 2001/022460/07

or 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 R5 261 667,00 (FIVE MILLION TWO HUNDRED AND SIXTY ONE THOUSAND SIX HUNDRED AND SIXTY SEVEN 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 8 APRIL 2009.


q.q.

In my presence

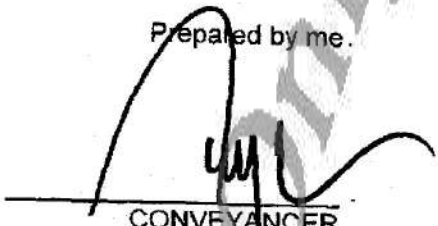

REGISTRAR OF DEEDS

22

Kruger Haycock and Associates Inc
7 Cathedral Square
Cathedral Street
P O Box 879
George
6530

1-6
①

Prepared by me.


CONVEYANCER
HAYCOCK N

POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

PETRUS MATTHEUS WILLEM BEZUIDENHOUT duly authorised
hereto by a resolution of the Directors of
THIO PROPERTIES PROPRIETARY LIMITED
Registration Number 2000/020499/07

do hereby nominate and appoint

~~FARANA AZ JACOBS~~ CHARLENE NUTE

with power of substitution to be my true and lawful Attorney and Agent in my name, place and stead to appear at the Office of the REGISTRAR OF DEEDS at Cape Town or any other competent official in the Republic of South Africa and then and there to act as my Attorney and Agent and to pass transfer to:

LAGOONBAY LIFESTYLE ESTATE (PROPRIETARY) LIMITED
Registration Number 2001/022460/07

the property described as:

1. PORTION 76 (A PORTION OF PORTION 4) OF THE FARM HOOGE
KRAAL NO. 238
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE

IN EXTENT: 6,8181 (SIX COMMA EIGHT ONE EIGHT ONE) HECTARES

HELD BY Deed of Transfer No. T9505/2001


GhostConvey 10.7.0.23

2. PORTION 122 (A PORTION OF PORTION 77) OF THE FARM HOOGE
KRAAL NO. 238
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE

IN EXTENT: 4,9356 (FOUR COMMA NINE THREE FIVE SIX)
HECTARES

HELD BY Deed of Transfer No. T9505/2001.

the said property having been sold by me on 23 February 2009, to the said transferee/s for the sum of R5 261 667,00 (Five Million Two Hundred and Sixty One Thousand Six Hundred and Sixty Seven Rand)

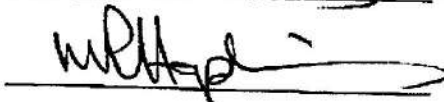
and further cede and transfer the said property in full and free property to the said Transferee; to renounce all right, title and interest which the Transferor heretofore had in and to the said property, and generally, for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, to all intents and purposes, as the Transferor 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 ROODEPOORT on 18 March 2009

in the presence of the undersigned witnesses.

AS WITNESSES :

1. 

2. 



THIO PROPERTIES PROPRIETARY
LIMITED



TRANSFER DUTY

TD2

Receipt or exemption certificate
Transfer Duty Act, 1949

Part 2

Details of seller(s)/transferor(s)

Full name of seller/
transferor (1)
Identity/Trust/CC/
Company number

THIO PROPERTIES PROPRIETARY LIMITED

2000/020499/07

Full name of seller/
transferor (2)
Identity/Trust/CC/
Company number

Details of purchaser(s)/transferee(s)

Full name of purchaser/
transferee (1)
Identity/Trust/CC/
Company number

LAGOONBAY LIFESTYLE ESTATE (PROPRIETARY) LIMITED

2001/022460/07

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

Details of purchase transaction

Transfer Duty payable on

R5 261 667,00

being total consideration

☒ or fair value ☐

Date of acquisition

23 February 2009

Bought by:

Private Treaty ☒Public Auction ☐

Consideration

R5 261 667,00

Any other consideration
payable

Total consideration

R5 261 667,00

SARS reference

Conveyancer's/Attorney's file reference

RT005 - THIO
PROPERTIES /Description of property
(as per Deeds Registry)

SEE TD\$ (ANNEXURE)

Declaration by Conveyancer/Attorney

I NIEL HAYCOCK (Kruger Haycock and Associates Inc)

(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

16.3.2009

Date

RECEIPT/EXEMPTION

2009-03-18 169044615
(Transfer Duty)
R 420 933.36
CHEQUE



TRANSFER DUTY

TD6

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

Description of additional properties

- 1 PORTION 76 (A PORTION OF PORTION 4) OF THE FARM HOOGE KRAAL NO. 238
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE;

IN EXTENT 6,8181 (SIX COMMA EIGHT ONE EIGHT ONE) HECTARES
- 2 PORTION 122 (A PORTION OF PORTION 77) OF THE FARM HOOGE KRAAL NO. 238
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE;

IN EXTENT 4,9356 (FOUR COMMA NINE THREE FIVE SIX) HECTARES

Kruger Haycock and Associates Inc
7 Cathedral Square
Cathedral Street
P O Box 879
George
6530

Prepared by me

CONVEYANCER
HAYCOCK N

POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

PETRUS MATTHEUS WILLEM BEZUIDENHOUT duly authorised
hereto by a resolution of the Directors of
THIO PROPERTIES PROPRIETARY LIMITED
Registration Number 2000/020499/07

do hereby nominate and appoint

with power of substitution to be my true and lawful Attorney and Agent in my name, place and stead to appear at the Office of the REGISTRAR OF DEEDS at Cape Town or any other competent official in the Republic of South Africa and then and there to act as my Attorney and Agent and to pass transfer to:

LAGOONBAY LIFESTYLE ESTATE (PROPRIETARY) LIMITED
Registration Number 2001/022460/07

the property described as:

1. PORTION 76 (A PORTION OF PORTION 4) OF THE FARM HOOGE
KRAAL NO. 238
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE

IN EXTENT: 6,8181 (SIX COMMA EIGHT ONE EIGHT ONE) HECTARES

HELD BY Deed of Transfer No. T9505/2001

MUNICIPALITY OF GEORGE
DIRECTORATE OF
FINANCIAL SERVICES

2009 -03- 0 5

DIREKTORAAT
FINANSIËLE DIENSTE
MUNISIPALITEIT VAN GEORGE

CLEARANCE CERTIFICATE
MUNICIPALITY FOR THE AREA OF GEORGE
Authority is hereby issued in terms of Section 118 of Act
32/2000 for the registration of transfer of the property herein
described.
Valid until: 4/5/2009

M. de Kock
DIRECTOR : FINANCIAL SERVICES
5/3/2009
DATE

2. PORTION 122 (A PORTION OF PORTION 77) OF THE FARM HOOGE
KRAAL NO. 238
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE

IN EXTENT: 4,9356 (FOUR COMMA NINE THREE FIVE SIX)
HECTARES

HELD BY Deed of Transfer No. T9505/2001

the said property having been sold by me on 23 February 2009, to the said transferee/s for the sum of R5 261 667,00 (Five Million Two Hundred and Sixty One Thousand Six Hundred and Sixty Seven Rand)

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 Transferor 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 Transferor 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 ROODEPOORT on
in the presence of the undersigned witnesses.

AS WITNESSES :

1. _____

2. _____

THIO PROPERTIES PROPRIETARY
LIMITED

3

①

PORTION 76 (PIN OF PIN 4) OF THE FARM HOOGHE KRAAL NO 28
MEAS 6,8181 HA

②

PORTION 122 (PIN OF PIN 77) MEAS 4,9356 HA

MUNICIPALITY OF GEORGE
DIRECTORATE OF FINANCIAL SERVICES
2009 -03- 0 5
DIREKTORAAT FINANSIËLE DIENSTE
MUNISIPALITEIT VAN GEORGE

CLEARANCE CERTIFICATE	
MUNICIPALITY FOR THE AREA OF GEORGE	
Authority is hereby issued in terms of Section 118 of Act 32/2000 for the registration of transfer of the property herein described.	
Valid until:	4/5/2009
<i>M. de G. de G.</i>	5/3/2009
DIRECTOR : FINANCIAL SERVICES	DATE

Prod DEEDS REGISTRATION SYSTEM - CAPE TOWN
Prepared By : DRS08018 - BARLOW, MARLYN



DATE : 20090323 TIME : 10:45:33.2 PAGE : 1

TRACK NUMBER : 80002961565

BLACK-BOOKING ENQUIRY ON NAME - THIO PROP PTY LTD
ID NUMBER - 200002049907
BIRTH DATE - 0
MARITAL STATUS -
MAIDEN NAME -
TYPE OF PERSON - COMPANY

PERSON HAS NO CONTRACTS/INTERDICTS

** 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 ***

Prod DEEDS REGISTRATION SYSTEM - CAPE TOWN
Prepared By : DRS08018 - BARLOW, MARLYN

5

DATE : 20090323 TIME : 10:45:47.2 PAGE : 1

TRACK NUMBER : 80002961565

PROPERTY DETAILS PRINT FOR PORTION 76 ✓
FARM NO 238 ✓
REG DIV GEORGE RD

PROVINCE WESTERN CAPE ✓
PREV DESCRIPTION PTN OF 4 ✓
DIAGRAM DEED NO T3586/1953
EXTENT 6.8181 H ✓
CLEARANCE OUTENIQUA DC
FARM NAME HOOGE KRAAL

NO INTERDICTS

DOCUMENTS *Can*
B7201/2001
FARM GE 238/76

HOLDER & SHARE
A B S A BANK LTD

AMOUNT
R675000.00

O/P/A MICROFILM REF MMDD
2001 0147 1285 0213
1985 0033 1151

OWNER DETAILS

FULL NAME & SHARE	PURCH DATE	AMOUNT/REASON	O/P/A	IDENTITY	TITLE DEED	MMDD	MICROFILM REF
THIO PROP PTY LTD 0.000000	20000504	R750000.00	P	200002049907	T9505/2001	0213	2001 0147 1255

* O/P/A - O - 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 ***

Prod DEEDS REGISTRATION SYSTEM - CAPE TOWN
Prepared By : DRS08018 - BARLOW, MARLYN

6

DATE : 20090323 TIME : 10:45:51.0 PAGE : 1

TRACK NUMBER : 80002961565

PROPERTY DETAILS PRINT FOR PORTION 122
FARM NO 238
REG DIV GEORGE RD

PROVINCE WESTERN CAPE
PREV DESCRIPTION PTN OF 77
DIAGRAM DEED NO T41824/1980
EXTENT 4.9356 H
CLEARANCE OUTENIQUA DC
FARM NAME HOOGE KRAAL

NO INTERDICTS

DOCUMENTS
B7201/2001
FARM GE 238/122

HOLDER & SHARE
A B S A BANK LTD

AMOUNT
R675000.00

O/P/A MICROFILM REF MMDD
2001 0147 1285 0213
1985 0033 1214

OWNER DETAILS

FULL NAME & SHARE
THIO PROP PTY LTD
0.000000

PURCH DATE AMOUNT/REASON O/P/A IDENTITY
20000504 R750000.00 P

TITLE DEED
T9505/2001
MMDD MICROFILM REF
0213 2001 0147 1255

* O/P/A - O - 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 ***

1522

22 Eléne

Groenewald
Kruger Haywood and Associates Inc

Cathedral Square 7

Cape Town 80015

Posbus 879

George

6530

Opgestel deur my

TRANSPORTBESORGER

KRUGER HW

FEE

R. 500,00

VERBIND

MORTGAGED

Four hundred million

VIR

FOR

R 400000000,00

B

101996/07

2007-11-01

REGISTRATEUR/REGISTRAR

TRANSPORTAKTE

000087303/2007

HIERBY WORD BEKEND GEMAAK DAT

FARANAAZ JACOBS

voor my verskyn het, REGISTRATEUR VAN AKTES, te KAAPSTAD, hy die genoemde
komparant synde behoorlik daartoe gemagtig deur 'n Volmag aan hom verleen deur

HANS JURGENS SWANEPOEL

Identiteitsnommer 420118 5060 08 4

Getroud buite gemeenskap van goedere

geteken te MOSSELBAAI op 7 Augustus 2007

DATA / VERIFY

04 DEC 2007

LARNEY

DATA / CAPTURE

21 NOV 2007

VAN WYCK

En genoemde Komparant het verklaar dat sy prinsipaal, op 28 Junie 2007, waarlik en wettiglik verkoop het by Privaat ooreenkoms, en dat hy, in sy voorgenoemde hoedanigheid hierby sedeer en transporteer aan en ten gunste van

LAGOONBAY LIFESTYLE ESTATE (PROPRIETARY) LIMITED
Nr. 2001/022460/07

diese Opvolgers in titel of Regverkrygendes in volkome en vrye eiendom,

GEDEELTE 75 (GEDEELTE VAN GEDEELTE 4) VAN DIE PLAAS
HOOGE KRAAL 238
IN DIE MUNISIPALITEIT EN AFDELING VAN GEORGE, PROVINSIE WES-
KAAP;

GROOT 20,9442 (TWINTIG KOMMA NEGE VIER VIER TWEE) Hektaar

AANVANKLIK OORGEDRA kragtens Verdelingstransportakte Nr. 3585/1953 met
kaart 8385/47 wat daarop betrekking het en gehou kragtens Transportakte
Nr. T106030/1998 ✓

- A. ONDERHEWIG aan die voorwaardes waarna verwys word in
Verdelingstransportakte T3585/1953.
- B. ONDERHEWIG aan en GEREKTIG op die volgende spesiale voorwaarde vervat
in Aanhangsel A tot Transportakte 1941 gedateer 8 April 1909, wat as volg lees:-

"That all roads shown on the diagrams of the respective portions and properties
are to remain free and open for the use of the respective transferees and their
successors in title."



WESHALWE die komparant afstand doen van al die regte en titel wat

HANS JURGENS SWANEPOEL, Getroud soos vermeld

voorheen op genoemde eiendom gehad het, en gevolglik ook erken het dat hy geheel en al van die besit daarvan onthef en nie meer daartoe geregtig is nie en dat, kragtens hierdie akte, bogenoemde

**LAGOONBAY LIFESTYLE ESTATE (PROPRIETARY) LIMITED Nr.
2001/022460/07**

diese Opvolgers in titel of Regverkrygendes, tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat en ten slotte erken dit dat die verkoopprijs die bedrag van **R2 000 000,00 (Twee Miljoen Rand)** beloop.

TEN BEWYSE WAARVAN ek, genoemde Registrateur, tesame met die Komparant hierdie Akte onderteken en dit met die ampseël bekragtig het.

ALDUS GEDOEN EN VERLY op die Kantoor van die Registrateur van Aktes te Kaapstad
op 1 November 2007

In my teenwoordigheid


REGISTRATEUR VAN AKTES

By virtue of notarial deed of tie agreement K 333① dated the 12 February 2008 the within mentioned properties is notariallly tied to

- (1) Portion 102 (a portion of portion 17) of the farm Hooe Kraal 238 in the municipality and division George, Province of the Western Cape measuring 24.1751 Ha held under T 74367/2007
- (2) Remaining extent of portion 19 (a portion of portion 4) of the farm Hoogekraal 238 in the municipality and division George, Province of the Western Cape measuring 2.2535 Ha held under T 76531/2007
- (3) Remaining extent of portion 18 (a portion of portion 4) of the farm Hoogekraal 238 in the municipality and division George, Province of the Western Cape measuring 6.6304 Ha held under T 76531/2007
- (4) Remaining extent of portion 6 (a portion of portion 5) of the farm Hoogekraal 238 in the municipality and division George, Province of the Western Cape measuring 58.1224 Ha held under T 76531/2007
- (5) Remaining extent of portion 17 (a portion of portion 4) of the farm Hoogekraal 238 in the municipality and division George, Province of the Western Cape measuring 23.9249 Ha held under T 76531/2007
- (6) Remaining extent of portion 77 (a portion of portion 4) of the farm Hoogekraal 238 in the municipality and division George, Province of the Western Cape measuring 11.8030 Ha held under T 76531/2007
- (7) Remaining of the farm Hoogekraal 238 in the municipality and division George, Province of the Western Cape measuring 46.4954 Ha held under T 76531/2007
- (8) Remaining extent of portion 5 (a portion of portion 3) of the farm Buffels drift 227 in the municipality and division George, Province of the Western Cape measuring 23.0978 Ha held under T 76531/2007
- (9) Portion 23(Beginsel) (a portion of portion 5) of the farm Hoogekraal 238 in the municipality and division George, Province of the Western Cape measuring 8.5653 Ha held under T 76531/2007
- (10)) Portion 9(Concordia) (a portion of portion 3) of the farm Buffels drift 227 in the municipality and division George, Province of the Western Cape measuring 88.6511 Ha held under T 76531/2007

T 87303/2007

- (11) Remaining extent of Portion 42(Die Kamp) (a portion of portion 5) of the farm Hoogekraal 238 in the municipality and division George, Province of the Western Cape measuring 6.9674 Ha held under T 76531/2007
- (12) Remaining extent of portion 5 of the farm Hoogekraal 238 in the municipality and division George, Province of the Western Cape measuring 29.5737 Ha held under T 76531/2007
- (13) Portion 41 (Kuylers Hoop) of the farm Hoogekraal 238 in the municipality and division George, Province of the Western Cape measuring 11.8030 Ha held under T 76531/2007
- (14) Portion 79 (a portion of portion 6) of the farm Hoogekraal 238 in the municipality and division George, Province of the Western Cape measuring 10.8123 Ha held under T 76531/2007
- (15) Remainder of portion 68 (a portion of portion 1) of the farm Hoogekraal 238 in the municipality and division George, Province of the Western Cape measuring 18.0155 Ha held under T 836942007

None of the properties shall be consolidated, subdivided or transferred without the written consent of FirstRand Bank.

As will more fully appear from the said notarial deed


Registrar of Deeds

Deeds Office Cape Town

Do Not
REMOVE

PAGE

4

T87303/2007

NOTARIAL TIE AGREEMENT

By virtue of Notarial Deed of Servitude no. K 335 s./08
Dated 12th of February 2008, the within mentioned property has been tied
together with:

1. PORTION 74 (A PORTION OF PORTION 4) OF THE FARM HOOGE
KRAAL 238 IN THE MUNICIPALITY AND DIVISION OF GEORGE,
PROVINCE OF THE WESTERN CAPE

IN EXTENT 6,3038 (SIX COMMA THREE ZERO THREE EIGHT)
HECTARES

HELD BY DEED OF TRANSFER NO. T 19705/08

2. REMAINING EXTENT OF PORTION 70 (A PORTION OF PORTION 4)
OF THE FARM HOOGE KRAAL 238
IN THE MUNICIPALITY AND DIVISION OF GEORGE, PROVINCE OF
THE WESTERN CAPE

IN EXTENT 42,1196 (FORTY TWO COMMA ONE ONE NINE SIX)
HECTARES

HELD BY DEED OF TRANSFER NO. T87304/2007

NONE OF THE ABOVE PROPERTIES SHALL BE CONSOLIDATED,
SUBDIVIDED OR TRANSFERRED WITHOUT THE CONSENT OF
FIRSTRAND BANK. LIMITED No 1929 1001225 106

AS WILL MORE FULLY APPEAR FROM SAID NOTARIAL TIE AGREEMENT.

DEEDS OFFICE
CAPE TOWN
DATED:


REGISTRAR OF DEEDS

By virtue of Notarial Tie Agreement dated
12 Feb. 2008 No. K 346/08 the withinmentioned
property has been tied together with;

1. Portion 75 of farm Hoogte Kraal 238 in
extent 20,9442 ha

2. Remaining extent of Portion 70 of farm
Hoogte Kraal 238 in extent 42,1196 ha

None of the properties shall be consolidated,
subdivided or transferred without the consent
of First Rand Bank. As will more fully appear
from the said Notarial Tie Agreement

Deeds Office
Cape Town


Registrar of Deeds

25 MAR 2008

By virtue of Notarial Deed of Servitude NO K 487/08. S dd. 4 APRIL 2008 the within mentioned property has been tied together with

1.) remainder pnt 70 of the farm Hooze Kraal 238 measuring 42,1196 ha.
held by T 87304/2007

2.) remainder pnt 179 of the farm Hooze Kraal 238 measuring 13,9646 ha.
held by Deed of transfer T 2 28396/08.

NONE of the above properties shall be consolidated, subdivided or transferred without the consent of FIRSTRAND BANK LTD

As will more fully appear from said notarial deed.

24 APR 2008

Deeds OFFICE
CAPE TOWN

[Signature]
REGISTER OF DEEDS

X-wait

CC 4780

T 87303/2007

By Notarial Tie agreement dated 18th September 2008, No: K 1160/08 S
The within mentioned properties, are notarialy tied with

- a) Remainder Portion 64 (ptn of ptn 1) of the farm Hooqe Kraal 238
Held by Deed of Transfer No: T 2 66591/08.

And

- b) Remainder portion 82 (ptn of ptn 1) of the farm Hooqe Kraal 238
Held by Deed of Transfer No: T. 2 66591/08.

And that none of the properties are to be subdivided or consolidated without the
written consent of First Rand Bank and shall for all intent and purposes be
regarded as one property.

Together with other ancillary rights.

As will more fully appear from said Notarial Deed of Tie Agreement.

Deeds Office
Cape Town
15 OCT 2008


Registrar of Deeds

X written

ENDORSEMENT

BY VIRTUE OF NOTARIAL THE AGREEMENT K 366/09
 DATED 12 MARCH 2009 THE WITHIN-MENTIONED PROPERTY
 SHALL BE TIED TOGETHER WITH: -

- ① REMAINING EXTENT OF PORTION 76 (A PTN OF PTN 4) OF THE FARM HOOGE KRAAL 238; IN THE MUNICIPALITY AND DIVISION OF GEORGE PROVINCE OF THE WESTERN CAPE; IN EXTENT 42,1196 HA AND HELD BY T 87304/2007
- ② PORTION 76 (A PTN OF PTN 4) OF THE FARM HOOGE KRAAL NO 238 IN THE MUNICIPALITY AND DIVISION OF GEORGE PROVINCE OF THE WESTERN CAPE IN EXTENT 6,8181 HECTARES HELD BY DEED OF TRANSFER T 15622/09 ① AND
- ③ PORTION 122 (A PTN OF PTN 77) OF THE FARM HOOGE KRAAL 238 IN THE MUNICIPALITY AND DIVISION OF GEORGE PROVINCE OF THE WESTERN CAPE IN EXTENT 4,9356 HECTARES HELD BY DEED OF TRANSFER T 15622/09 ①

AND BE REGARDED AS ONE PROPERTY TO ALL INTENTS AND PURPOSES, WHICH PROPERTIES SHALL NOT BE CONSOLIDATED, SUBDIVIDED OR TRANSFERRED WITHOUT THE WRITTEN CONSENT OF FIRSTRAND BANK FIRST BEING OBTAINED

AS WILL MORE FULLY APPEAR FROM SAID NOTARIAL DEED.

DEEDS REGISTRY
 CAPE TOWN

[Signature]
 REGISTRAR OF DEEDS

NOTARIAL TIE AGREEMENT

T 87303/2007

BY NOTARIAL TIE AGREEMENT NO. K 20/10 SDATED 6 January 2010 THE WITHINMENTIONED PROPERTY IS
NOTARIAL TIED TO: withPORTION 66 (A PORTION OF PORTION 1) OF THE FARM HOOGE KRAAL
NO. 238IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE

IN EXTENT 15, 6191 (FIFTEEN COMMA SIX ONE NINE ONE) HECTARES

HELD BY DEED OF TRANSFER NO T 1 4069/10

AND IS REGARDED AS ONE PROPERTY TO ALL INTENTS AND PURPOSES

AND THAT NONE OF THE PROPERTIES SHALL BE

CONSOLIDATED, SUBDIVIDED OR TRANSFERRED WITHOUT THE

WRITTEN CONSENT OF FIRSTRAND BANK LIMITED, REGISTRATION
NUMBER 1929/001225/06 FIRST BEING OBTAINED.

AS WILL MORE FULLY APPEAR FROM SAID NOTARIAL DEED.

DEEDS OFFICE

28 JAN 2010

CAPE TOWN



REGISTRAR OF DEEDS

Deeds Reg A/C No. 1074
CTN

22

Kruger Haycock & Associates Inc

PROKUREURS • ATTORNEYS
TELEPHONE (021) 422 0083 TELEFOON

Ref. No./Verw. Nr. 1594

UITVOERING
EXECUTION

Akte Xant Rek. Nr.



Datum van indiening/Date of lodgement

	Ondersoekers / Examiners	Kamers/ Rooms	Skakeling / Linking	Verwerp/ Reject	Passeer / Pass
1.	J. WHITTINGTON 1218A		2 1		
2.	R. KERSHAW 1232				
3.					

VIR AKTEBESORGER SE GEBRUIK / FOR CONVEYANCER'S USE.

Aard van Akte / Nature of Deed: TRANSFER

HORE FOUNTAIN INVESTMENTS 2CC
t.g.v.l.f.o.

LAGOON BAN LIFESTYLE ESTATE (PTY) LTD

T 000019705 / 2008

Skakeling / Linking	Titelaktes, ens. binne / Title deeds, etc. within
2 1	T 18387 / 2005 ✓

GELYKTYDIGES / SIMULS

No. in stel/batch	Kode Code	Naam van Partye / Names of Parties	Naam van Firma / Name of Firm	Firma/ Firm No.
1	T	HORE FOUNTAIN INV/LAGOONBAN	KRUGER HAYCOCK	22
2	K	LAGOONBAN LIFESTYLE/EMB	ELENE GREENWALD	1522
3				
4				
5				
6				
7				
8				
9				
10				

HANDED IN FOR EXECUTION



14 MAR 2008



CAPE TOWN

HANDED IN FOR EXECUTION

Registration versoek deur:
Registration requested by:Datum:
Date:

080002961502

A. VIR AKTEBESORGER SE GEBRUIK / FOR CONVEYANCER'S USE:**(a) Gelyktydiges met ander registrasiekantore/deeltitels: Simult with other registries/sectional titles:**

	Kode	Firma / Firm	Eiendom / Property	Kantoor / Office
1				
2				
3				
4				

(b) Klênt afskrifte van aktes permanent in Aktekantoor geklassoer:
Client: copies of deed filed permanently in Deeds Office:

Aard en nommer van akte Nature and number of deed	Omslag nr. Cover no.	Parawe van ondersoekers Initials of examiners

(c) Notas / Notes:**B. VIR AKTEKANTOOR GEBRUIK / FOR DEEDS OFFICE USE:**

		Opmerkings Remarks	Paraaf Initials
Interdike nagesien deur Interdicts checked by	(1) Dorp goedgekeur (geproklameer) Township approved (proclaimed).....		
Datum Date	(2) Begiftigingserwe Endowment eren.....		
	(3) Begiftiging Endowment.....		
	(4) Voorwaardes Conditions.....		
	(5) Mikro Micro.....		
Interdike nagesien deur Interdicts checked by	(6) Algemene plan General Plan.....		
Datum Date	(7) Titelakte Title deed.....		
	(8) Verbands teen dorpslêl Bonds against township title		
	(9) Datum nagesien Date checked		

Kantoor instruksies / Office instructions:

Seksie / Section:

22

Kruger Haycock and Associates Inc
Cathedral Square 7
Cathedralstraat
Posbus 879
George
6530

Opgestel deur my


TRANSPORTBESORGER
KRUGER HW



DATA / CAPTURE
19 MAR 2008
NCAPAL

DATA / VERIFY
07 APR 2008
OLIVIER Y

TRANSPORTAKTE

HIERBY WORD BEKEND GEMAAK DAT

FARANAAZ JACOBS

T 000019705 / 2008

voor my verskyn het, REGISTRATEUR VAN AKTES te Kaapstad, hy die genoemde komparant synde behoorlik daartoe gemagtig deur 'n Volmag aan hom verleen deur

HOPE FOUNTAIN INVESTMENTS 86 CC
Nr. 2003/086056/23

geteken te GEORGE op 11 Februarie 2008

VIR ENDORSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE

4

GhostConvey 9.7.5.11a

NOTARIAL TIE AGREEMENT

By virtue of Notarial Deed of Servitude no. K 335/08's,
Dated 12th of February 2008, the within mentioned property has been tied
together with:

1. PORTION 75 (A PORTION OF PORTION 4) OF THE FARM HOOGE
KRAAL 238 IN THE MUNICIPALITY AND DIVISION OF GEORGE,
PROVINCE OF THE WESTERN CAPE

IN EXTENT 20,9442 (TWENTY COMMA NINE FOUR FOUR TWO)
HECTARES

HELD BY DEED OF TRANSFER NO. T 87303/2007

2. REMAINING EXTENT OF PORTION 70 (A PORTION OF PORTION 4)
OF THE FARM HOOGE KRAAL 238
IN THE MUNICIPALITY AND DIVISION OF GEORGE, PROVINCE OF
THE WESTERN CAPE

IN EXTENT 42,1196 (FORTY TWO COMMA ONE ONE NINE SIX)
HECTARES

HELD BY DEED OF TRANSFER NO. T87304/2007

NONE OF THE ABOVE PROPERTIES SHALL BE CONSOLIDATED,
SUBDIVIDED OR TRANSFERRED WITHOUT THE CONSENT OF
FIRSTRAND BANK. LIMITED No 19291001225106.

AS WILL MORE FULLY APPEAR FROM SAID NOTARIAL TIE AGREEMENT.

17 MAR 2008

DEEDS OFFICE
CAPE TOWN
DATED:



REGISTRAR OF DEEDS

En genoemde Komparant het verklaar dat sy prinsipaal, op 4 Februarie 2008, waarlik en wettiglik verkoop het by Privaat ooreenkoms, en dat hy, in sy voorgenoemde hoedanigheid hierby sedeer en transporteer aan en ten gunste van

LAGOONBAY LIFESTYLE ESTATE (PROPRIETARY) LIMITED
Nr. 2001/022460/07

diese Opvolgers in titel of Regverkrygendes in volkome en vrye eiendom,

GEDEELTE 74 (GEDEELTE VAN GEDEELTE 4) VAN DIE PLAAS HOOGHE KRAAL NO. 238
IN DIE MUNISIPALITEIT EN AFDELING VAN GEORGE,
PROVINSIE WES-KAAP;

GROOT 6,3038 (SES KOMMA DRIE NUL DRIE AGT) Hektaar

AANVANKLIK OORGEDRA kragtens Transportakte Nr. T 3584/1953 met kaart Nr. 8384/47 wat daarop betrekking het en gehou kragtens Transportakte Nr. T18387/2005

ONDERHEWIG

- A. Aan die voorwaardes waarna verwys word in Transportakte No. 3584 gedateer 18 Maart 1953.
- B. Aan en geregtig op die volgende spesiale voorwaarde bevat in Aanhangsel A van Transportakte No. 1941, gedateer 8 April 1909, wat as volg lees:-
- "1. That all roads shown on the diagrams of the respective portions and properties are to remain free and open for the use of the respective transferees and their successors in title.

Gesegde "Transferees and their successors in title" synde Marthinus Christoffel Bamard, George Frederick Kuyler, en David Hercules Kuyler, en hulle opvolgers in titel"



WESHA:WE die komparant afstand doen van al die regte en titel wat

HOPE FOUNTAIN INVESTMENTS 86 CC Nr. 2003/086056/23

voorheen op genoemde eiendom gehad het, en gevolglik ook erken het dat dit geheel en al van die besit daarvan onthef en nie meer daartoe geregtig is nie en dat, kragtens hierdie akte, bogenoemde

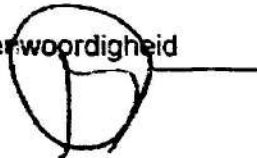
**LAGOONBAY LIFESTYLE ESTATE (PROPRIETARY) LIMITED Nr.
2001/022460/07**

diese Opvolgers in titel of Regverkrygendes, tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat en ten slotte erken dit dat die verkoopprijs die bedrag van **R7 600 000,00 (Sewe Miljoen Ses Honderd Duisend Rand)** beloop.

TEN BEWYSE WAARVAN ek, genoemde Registrateur, tesame met die Komparant hierdie Akte onderteken en dit met die ampseël bekragtig het.

ALDUS GEDOEN EN VERLY op die Kantoor van die REGISTRATEUR VAN AKTES te Kaapstad op **17 Maart** 2008

In my teenwoordigheid



REGISTRATEUR VAN AKTES



22

Kruger Haycock and Associates Inc
7 Cathedral Square
Cathedral Street
P O Box 879
George
6530

Prepared by me

T.W. S
1-6
J


CONVEYANCER
KRUGER HW

POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

WERNER GERRIT ROUX duly authorised hereto by a resolution of
the members of
HOPE FOUNTAIN INVESTMENTS 86 CC
No. 2003/086056/23

do hereby nominate and appoint

FARANAAZ JACOBS

with power of substitution to be my true and lawful Attorney and Agent in my name, place and stead to appear at the Office of the REGISTRAR OF DEEDS at Cape Town or any other competent official in the Republic of South Africa and then and there as my act and deed to pass transfer to:

LAGOONBAY LIFESTYLE ESTATE (PROPRIETARY) LIMITED
No. 2001/022460/07

the property described as:

PORTION 74 (PORTION OF PORTION 4) OF THE FARM HOOGE
KRAAL NO. 238
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE ;

IN EXTENT: 6,3038 (SIX COMMA THREE ZERO THREE EIGHT)
HECTARES

HELD BY Deed of Transfer No. T18387/2005

the said property having been sold by me on 4 February 2008, to the said transferee/s for the sum of R7 600 000,00 (Seven Million Six Hundred Thousand Rand)

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 Transferor 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 Transferor 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 GEORGE on 11 FEBRUARY 2008
in the presence of the undersigned witnesses.

AS WITNESSES :

1. EBlerk
2. [Signature]

[Signature]
HOPE FOUNTAIN INVESTMENTS 86 CC

[Signature]



TRANSFER DUTY

TD2

Receipt or exemption certificate
Transfer Duty Act, 1949

Part 2

Details of seller(s)/transferor(s)

Full name of seller/
transferor (1)

HOPE FOUNTAIN INVESTMENTS 86 CC ✓

Identity/Trust/CC/
Company number

2003/086056/23 ✓

Full name of seller/
transferor (2)Identity/Trust/CC/
Company number

Details of purchaser(s)/transferee(s)

Full name of purchaser/
transferee (1)

LAGOONBAY LIFESTYLE ESTATE (PROPRIETARY) LIMITED

Identity/Trust/CC/
Company number

2001/022450/07

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

Details of purchase transaction

Transfer Duty payable on

R7 600 000,00 ✓

being total consideration

☒ or fair value ☐

Date of acquisition

4 February 2008 ✓

Bought by:

Private Treaty ✓

Public Auction

Consideration

R7 600 000,00

Any other consideration
payable

Total consideration

R7 600 000,00 ✓

SARS reference

Conveyancer's/Attorney's file reference

RH0008 - Hope
Fountain / LagoonDescription of property
(as per Deeds Registry)PORTION 74 (PORTION OF PORTION 4) OF THE FARM HOOGE KRAAL NO. 238
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE ; ✓
IN EXTENT 6,3038 (SIX COMMA THREE ZERO THREE EIGHT) HECTARES

Declaration by Conveyancer/Attorney

HERMANN WILHELM KRUGER (Kruger Haycock and Associates Inc)

(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

19.02.2008

Date

RECEIPT/EXEMPTION



2008-02-27 189043987

(Transfer Duty)

R 608.000,00

ENCLOSURE

Kruger Haycock and Associates Inc
7 Cathedral Square
Cathedral Street
P O Box 879
George
6530

Prepared by me

CONVEYANCER
KRUGER HW

POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

WERNER GERRIT ROUX duly authorised hereto by a resolution of
the members of
HOPE FOUNTAIN INVESTMENTS 86 CC
No. 2003/086056/23

do hereby nominate and appoint

with power of substitution to be my true and lawful Attorney and Agent in my
name, place and stead to appear at the Office of the REGISTRAR OF DEEDS at
Cape Town or any other competent official in the Republic of South Africa and
then and there as my act and deed to pass transfer to:

LAGOONBAY LIFESTYLE ESTATE (PROPRIETARY) LIMITED
No. 2001/022460/07

the property described as:

**PORTION 74 (PORTION OF PORTION 4) OF THE FARM HOOGE
KRAAL NO. 238
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE ;**

**IN EXTENT: 6,3038 (SIX COMMA THREE ZERO THREE EIGHT)
HECTARES**

HELD BY Deed of Transfer No. T18387/2005

the said property having been sold by me on 4 February 2008, to the said
transferee/s for the sum of R7 600 000,00 (Seven Million Six Hundred Thousand
Rand)

- 3 -

120
✓
Portion 74
(Portion of portion 4)

CLEARANCE CERTIFICATE

MUNICIPALITY FOR THE AREA OF GEORGE

Authority is hereby issued in terms of Section 118 of Act 32/2050 for the registration of transfer of the property herein described.

Valid until:

07.06.2008


DIRECTOR : FINANCIAL SERVICES

07.02.2008

DATE

MUNICIPALITY OF GEORGE

**DIRECTORATE OF
FINANCIAL SERVICES**

2008 -02- 07

**DIREKTORAAT
FINANSIËLE DIENSTE**

MUNISIPALITEIT VAN GEORGE

- 4 -

TRACK NUMBER : 80002961502

BLACK-BOOKING ENQUIRY ON NAME : HOPE FOUNTAIN INV 86 C C ✓
ID NUMBER : 200318605623 ✓
BIRTH DATE : 0
MARITAL STATUS :
MAIDEN NAME :
TYPE OF PERSON : CLOSE CORPORATION

PERSON HAS NO CONTRACTS/INTERESTS

** 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 ***

TRACY NUMBER : 80002901502

PROPERTY DETAILS PRINT FOR PORTION 74 ✓
FARM NO 238 ✓
RIG DIV GEORGE RD

PROVINCE WESTERN CAPE
PREV DESCRIPTION PTN OF 4 ✓
DIAGRAM DEED NO T3584/1953
EXTENT 6.3038 H
CLEARANCE OUTENIQUA DC ✓
FARM NAME HOOGE KRAAL

NO INTERDICTS

DOCUMENTS	NUMBER	AMOUNT	O/P/A	MICROFILM REF	PMDO
FARM GE 238/74				1985 0033 1147	

OWNER DETAILS

FULL NAME & SHARE	PURCH DATE	AMOUNT/REASON	O/P/A	IDENTITY	TITLE DEED	PMDO	MICROFILM REF
HOPE FOUNTAIN INV 86 C C ✓				200308605623	T19397/2005	0308	2005 0969 1061

ESTATE

* O/P/A - C - 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 ***

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

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

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

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

Aard en nommer van akte Nature and number of deed	Cover No. Omslag Nr.	Parawe van ondersoekers Initials of Examiners

(c) Notas/Notes:

B. VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE USE:

Interdikte nagesien deur Interdicts checked by.....	(1) Dorp goedgekeur (geproklameer) Township approved (proclaimed).....	Opmerkings Remarks	Paraaf Initials
	(2) Begiftigingserwe Endowment erven.....		
	(3) Begiftiging Endowment.....		
	(4) Voorwaardes Conditions.....		
	(5) Mikro Micro.....		
	(6) Algemene plan General Plan.....		
	(7) Titellakte Title Deed.....		
	(8) Verbonde teen dorpsitel Bonds against township title.....		
	(9) Datum nagesien Date checked.....		

Datum
Date.....

Kantoor instruksies/Office instructions:

Seksie/Section:

Deeds
Register 080/2002

179

HEYNS & VENNOTE INCORPORATED
TEL : KAAPSTAD 021 424 7008 JOHANNESBURG 011 333 0644
GOODWOOD 021 590 7200 KHAYELISHA 021 361 5230
BELLVILLE 021 949 0997

Juz/Avw/545413

UITVOERING/EXECUTION

Datum van indiening/Date of lodgement



A. VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE USE

Ondersoekers/Examiners	Kamers/ Rooms	Skakeling/Linking	Verwerp/Reject	Passer/Pass
1 G. WHYDLE 1350				
2 B. VENTER 1112		97		
3				

B. VIR AKTEBESORGER SE GEBRUIK/FOR CONVEYANCER'S USE.

Aard van Akte/Nature of Deed: *Transpaar*
ME Botha
Lagoonbay Lifestyle Estate
Verw. No/Ref. No.:

T 012590/10

Skakeling/Linking	Titellaktes, ens. binne/Title deeds, etc. within
9 7	T 42341/81 ✓ T 7185/08 ✓ T 75968/05 ✓

No. in stel/batch	Kode Code	Name van Partye/Names of Parties	Naam van Firma/Name of Firm	Firma No. Firm No.
1	BC	CE BRYAN	HEYNS & VENNOTE	179
2	T	CE BRYAN	LAGOONBAY LIFESTYLE	HEYNS & VENNOTE 179
3	BC	CE BRYAN	STD BANK	SYMINGTON & DE KOK 1082
4	BC	CE BRYAN	STD BANK	SYMINGTON & DE KOK 1082
5	B	LAGOONBAY	RMB	ELENE GROENEWALD 1522
6	B	LAGOONBAY	CE BRYAN	HEYNS & VENNOTE 179
7	T	ME BOTHA	LAGOONBAY LIFESTYLE	HEYNS & VENNOTE 179
8	B	LAGOONBAY	RMB	ELENE GROENEWALD 1522
9	B	LAGOONBAY	ME BOTHA	HEYNS & VENNOTE 179

8.

9.

10. 15 MAR 2010

11. CAPTAIN

12.

EXAMINER'S NOTES INSIDE

080004561502

(Kort beskrywing van eiendom (slegs para 1 in Akte/Brief description of property (merely para 1 in Deed))

Please Page

Recht
Bijz.
8/8/010.

9

1 PARA 3: AS $\frac{1}{4}$ VAN T 75968/2005, $\frac{1}{4}$ VAN T 7185/2008.

EN $\frac{1}{4}$ T 4234/81 ONSTAN HET, WAAR IS $\frac{1}{4}$ AMDEEL NR 4.

IS PARA 3+4 IN T 4234/81 DESELVE EIENDOM?

BESPREK.

GED 1 EN GED 90. ?

R.

Vir verdere endossemente sien
Des further endorsements see.....
6

179

Kruger Haycock and Associates Inc.
Cathedral Square 7
Cathedralstraat
Posbus 879
George
6530

Opgestel deur my


TRANSPORTBESORGER
VAN ZYL JA

FEE

R. 1 200,00

VERBIND		MORTGAGED	
VIR FOR R. 5 900 000,00			
B	007431/10	8	
16 MAR 2010		REGISTRATEUR/REGISTRAR	

T 012590/10

TRANSPORTAKTE

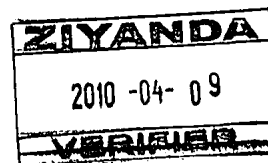
HIERBY WORD BEKEND GEMAAK DAT

LYNNE BOTHA

voor my verskyn het, REGISTRATEUR VAN AKTES te Kaapstad, hy die genoemde komparant synde behoorlik daartoe gemagtig deur 'n Volmag aan hom verleen deur

STUART HISCOX
behoorlik gemagtig deur
MENTONE EDUAN BOTHA
Identiteitsnommer 450731 5034 08 2
Ongetroud
Kragtens 'n Spesiale Prokurasie geteken te George op 4 Augustus
2009

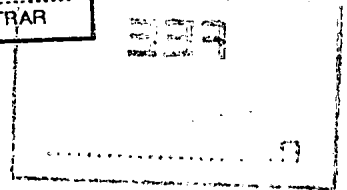
geteken te George op 14 Januarie 2010



DATA / CAPTURE
30 MAR 2010
WELONKE NTOMB

VERBIND		MORTGAGED	
VIR		1842 959,00	
FOR R			
B	007432/10		
		REGISTRATEUR/REGISTRAR	

16 MAR 2010



For Information Only

En genoemde Komparant het verklaar dat sy prinsipaal, op 11 Desember 2009, waarlik en wettiglik verkoop by Privaat ooreenkoms, en dat hy, in sy voorgenoemde hoedanigheid hierby sedeer en transporteer aan en ten gunste van

LAGOONBAY LIFESTYLE ESTATE (PROPRIETARY) LIMITED
Registrasie Nommer 2001/022460/07

diese Opvolgers in titel of Regverkrygendes in volkome en vrye eiendom,

- ✓ 1. GEDEELTE 72 ('N GEDEELTE VAN GEDEELTE 4) VAN DIE PLAAS HOOG KRAAL NR. 238
IN DIE MUNISIPALITEIT EN AFDELING VAN GEORGE
PROVINSIE WES KAAP

GROOT 1,3619 (EEN KOMMA DRIE SES EEN NEGE) Hektaar

AANVANKLIK GEREGISTREER kragtens Transportakte Nr. T3582/1953 met kaart 8382/46 daarby aangeheg en GEHOU kragtens Transportakte Nr. T42341/1981

- A. ONDERHEWIG aan die voorwaardes waarna verwys word in gesegde Transportakte 3582 gedateer 18 Maart 1953.
- B. ONDERHEWIG aan en GEREGTIG op die spesiale voorwaarde Nr. 1 vervat in Aanhangsel A van Transportakte 1941 gedateer 8 April 1909, wat as volg lees:

"That all roads shown on the diagram of the respective portions and properties are to remain free and open for the use of the respective transferees and their successors in title."

- ✓ 2. RESTANT GEDEELTE 88 (GEDEELTE VAN GEDEELTE 1) VAN DIE PLAAS HOOG KRAAL NR. 238
IN DIE MUNISIPALITEIT EN AFDELING VAN GEORGE
PROVINSIE WES KAAP

GROOT 24,3209 (VIER EN TWINTIG KOMMA DRIE TWEE NUL NEGE) Hektaar

AANVANKLIK GEREGISTREER kragtens Transportakte Nr. T19800/1963 met kaart 1605/61 daarby aangeheg en GEHOU kragtens Transportakte Nr. T42341/1981

- A. ONDERHEWIG aan die voorwaardes waarna verwys word in Transportakte 20993 gedateer 19 Desember 1952.
- B. ONDERHEWIG VERDER aan die volgende voorwaarde vervat in Grondbrief gedateer 13 Oktober 1908 (George Erfpagbriewe Boekdeel 14 Nr. 23), naamlik:

"Subject to such duties and regulations as either are already or shall in future be established respecting lands granted on similar tenure."

- C. ONDERHEWIG VERDER aan die Serwituut wat betref 'n 3,78 meter reg van weg en verwysing waarna op 12 Maart 1909 geëndosseer was op genoemde Grondbrief gedateer 13 Oktober 1908 (George Erfpagbriewe Boekdeel 14 Nr. 23), naamlik

"The land held under this Title Deed is subject to the Deed of Agreement dated 21st November 1908 of which copy is attached."

- D. ONDERHEWIG VERDER aan die volgende spesiale voorwaarde vervat in Verdelingstransportakte 21000 gedateer 19 Desember 1952, wat soos volg lees:

"Dat die gedeelte van die "CEMETERY", aangewys op die kaart van Gedeelte 65 aan Daniel Andries Botha getranspoteer op hierdie dag No. 20999 sal bly as 'n begraafplaas vir die eienaars van al die Gedeeltes van gesegde Lot 3 van Hooge Kraal en hul opvolgers in titel, met reg van toegang daarna oor gesegde Gedeelte 65."

3. ^{1/2} RESTANT GEDEELTE 90 VAN DIE PLAAS HOOGE KRAAL NR. 238
IN DIE MUNISIPALITEIT EN AFDELING VAN GEORGE
PROVINSIE WES KAAP

GROOT 3,6465 (DRIE KOMMA SES VIER SES VYF) Hektaar

AANVANKLIK GREGISTREER kragtens Sertifikaat van Verenigde Title Nr. T19803/1963 met Kaart Nr. 1607/1961 daarby aangeheg en gehou kragtens Transportakte Nrs. T42341/1981; T75968/2005 en T7185/2008.

ONDERHEWIG aan die volgende voorwaardes:

1. Wat betref die figuur ABC op Kaart 1607/61:
 - a) Onderhewig aan die voorwaardes waarna verwys word in Transportakte No.T20993/1952.
 - b) Onderhewig verder aan die volgende voorwaarde vervat in Grondbrief gedateer 13 Oktober 1908 (George Erfpagte Boekdeel 14 No.23), naamlik:
"Subject to all such duties and regulations as either are already or shall in future be established respecting lands granted on similar tenure."
 - c) Onderhewig verder aan die serwituut wat betref 'n 3,78 meter reg van weg 'n verwysing waarna op 12 Maart 1909 geëndosseer was op Grondbrief gedateer 13 Oktober 1908 (George Erfpagte Boekdeel 14 No.23), naamlik:
"The land held under this Title Deed is subject to the Deed of Agreement dated 21st November 1908 of which copy is attached."
 - d) Onderhewig verder aan die volgende spesiale voorwaarde vervat in Transportakte No.T20998/1952:
"Dat die gedeelte van die "Cemetery" aangewys op die Kaart van Gedeelte 65 aan Daniel Andries Botha getranspoteer op 12 Desember 1952 (No.T20999) sal bly as 'n begraafplaas vir die eienaars van al die gedeeltes van gesegde Lot 3 van Hooge Kraal en hul opvolgers in titel, met reg van toegang daarna oor gesegde Gedeelte 65."



2. Wat betref die figuur ACDEF op Kaart 1607/61:
- a) Onderhewig aan die voorwaardes waarna verwys word in Transportakte No.T10382/1953.
 - b) Onderhewig verder aan die volgende voorwaarde vervat in Grondbrief gedateer 13 Oktober 1908 (George Erfpagte Boekdeel 14 No.23), naamlik: "Subject to all such duties and regulations as either are already or shall in future be established respecting lands granted in similar tenure."
 - c) Onderhewig verder aan die serwituut wat betref 'n 3,78 meter reg van weg referte waarna op 12 Maart 1909 geëndosseer was op Grondbrief gedateer 13 Oktober 1908 (George Erfpagte Boekdeel 14 No.23), naamlik: "The land held under this Title Deed is subject to the Deed of Agreement dated 21st November 1908 of which copy is attached."
 - d) Onderhewig verder aan die volgende spesiale voorwaarde vervat in Transportakte No.T20998/1952:
"Dat die gedeelte van die "Cemetery" aangewys op die Kaart van Gedeelte 65 aan Daniel Andries Botha getranspoteer op 12 Desember 1952 (No.T20999) sal bly as 'n begrafplaas vir die eienaars van al die gedeeltes van gesegde Lot 3 van Hooge Kraal en hul opvolgers in titel, met reg van toegang daarna oor gesegde Gedeelte 65."

EN VERDER ONDERHEWIG al sodanige voorwaardes soos genoem of waarna verwys word in die genoemde akte/s.



WESHALWE die komparant afstand doen van al die regte en titel wat

MENTONE EDUAN BOTHA , Ongetroud

voorheen op genoemde eiendom gehad het, en gevolglik ook erken het dat hy geheel en al van die besit daarvan onthef en nie meer daartoe geregtig is nie en dat, kragtens hierdie akte, bogenoemde

LAGOONBAY LIFESTYLE ESTATE (PROPRIETARY) LIMITED
Registrasie Nommer 2001/022460/07

diese Opvolgers in titel of Regverkrygendes, tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat en ten slotte erken dit dat die verkoopprijs die bedrag van **R5 876 562,00 (Vyf Miljoen Agt Honderd Ses en Sewentig Duisend Vyf Honderd Twee en Sestig Rand)** beloop.

TEN BEWYSE WAARVAN ek, genoemde Registrateur, tesame met die Komparant hierdie Akte onderteken en dit met die ampseël bekragtig het.

ALDUS GEDOEN EN VERLY op die Kantoor van die REGISTRATEUR VAN AKTES te Kaapstad op

16 Maart 2010

q.q.

In my teenwoordigheid

REGISTRATEUR VAN AKTES



179

22

Kruger Haycock and Associates Inc
7 Cathedral Square
Cathedral Street
P O Box 879
George
6530

8-9
Prepared by me
CONVEYANCER
HAYCOCK

POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

STUART HISCOX
duly authorised hereto by
MENTONE EDUAN BOTHA
Identity Number 450731 5034 08 2
Unmarried
acting by virtue of a Special Power of Attorney signed at George on 4
August 2009

do hereby nominate and appoint

LYNNE BOTHA

with power of substitution to be my true and lawful Attorney and Agent in my name, place and stead to appear at the Office of the REGISTRAR OF DEEDS at Cape Town or any other competent official in the Republic of South Africa and then and there to act as my Attorney and Agent and to pass transfer to:

LAGOONBAY LIFESTYLE ESTATE (PROPRIETARY) LIMITED
Registration Number 2001/022460/07

the property described as:

1. PORTION 72 (A PORTION OF PORTION 4) OF THE FARM HOOGE
KRAAL NO. 238
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE

IN EXTENT 1,3619 (ONE COMMA THREE SIX ONE NINE) HECTARES

HELD BY Deed of Transfer No. T42341/1981

2. REMAINDER PORTION 88 (PORTION OF PORTION 1) OF THE FARM
HOOGE KRAAL NO. 238
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE

IN EXTENT 24,3209 (TWENTY FOUR COMMA THREE TWO ZERO
NINE) HECTARES

HELD BY Deed of Transfer No. T42341/1981

3. REMAINDER PORTION 90 OF THE FARM HOOGE KRAAL NO. 238
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE

IN EXTENT 3,6465 (THREE COMMA SIX FOUR SIX FIVE) HECTARES

HELD BY Deeds of Transfer Nos. T42341/1981; T75968/2005 and
T7185/2008

the said property having been sold by me on 11 December 2009, to the said
transferee/s for the sum of R5 876 562,00 (Five Million Eight Hundred and
Seventy Six Thousand Five Hundred and Sixty Two Rand)

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 Transferor 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 Transferor 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 GEORGE on 14 January 2010
in the presence of the undersigned witnesses.

AS WITNESSES :

1. J. J. J. J.

2. P. B. B.

[Signature]

179

2

POWER OF ATTORNEY

Prepared by me
[Signature]
conveyancer
VAN ZYL J.A.

I, the undersigned,

MENTONE EDUAN BOTHA
Identity Number: 4507315034082
Marital status: UNMARRIED

do hereby nominate, constitute and appoint:

STUART HISCOX

With the power of substitution to be my true and lawful attorney with the following powers:

1. To negotiate a settlement on my behalf with Lagoon Bay Lifestyle Estate (Pty) Ltd pertaining to the sale of Portions 88, 72 and 90 of the farm Hoogekraal, George arising out of litigation instituted under case number 2361/08. This power includes the right to agree the settlement terms, to sign any documentation pertaining to the settlement, including but not limited to deeds of settlement, power of attorney to pass transfer, bond cancellation documents, to receive any monies due to me in any settlement, on my behalf, into Hiscox and Associates Trust Account, to pay any of my creditors, including Hiscox and Associates Attorneys, from the funds held on my behalf and generally to do all things necessary to achieve the settlement of the litigation with Lagoon bay Lifestyle Estate (Pty) Ltd. *[Signature]*
2. To negotiating an agreement with Lagoon Bay Lifestyle Estate (Pty) Ltd, on terms acceptable to Stuart Hiscox, regarding the joint venture development of Portion 168 of the Farm Hoogekraal, George including the right to sign any agreements, deeds of sale, bond documents or like documents, and to receive payment of any amounts on my behalf.
3. To pay the remainder of any funds received on my behalf in terms of paragraphs 1 and 2 above to the Trustees of the Hoogekraal Country House Trust for the purposes contained in the Trust Deed; *[Signature]*

AND generally for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually for all intents and purposes as I might or could do if personally present and acting herein, hereby ratifying, allowing and confirming and promising and agreeing to ratify, allow and confirm all and whatsoever my/our said attorney and agent shall lawfully do or cause to be done by virtue of these presents.

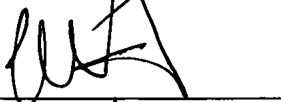
[Signature]

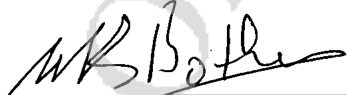
SIGNED at George on the 4 day of August 2009

AS WITNESSES:

1. 

2.





MENTONE EDUAN BOTHA

Receipt or exemption certificate

Part 2

Transfer Duty Act, 1949

Details of seller(s)/transferor(s)

Full name of seller/
transferor (1)

MENTONE EDUAN BOTHA

Identity/Trust/CC/
Company number

450731 5034 08 2

Full name of seller/
transferor (2)

Identity/Trust/CC/
Company number

Details of purchaser(s)/transferee(s)

Full name of purchaser/
transferee (1)

LAGOONBAY LIFESTYLE ESTATE (PROPRIETARY) LIMITED

Identity/Trust/CC/
Company number

Registration Number 2001/022460/07

Full name of purchaser/
transferee (2)

Identity/Trust/CC/
Company number

Details of purchase transaction

Transfer Duty payable on

R5 876 562,00

being total consideration

☒ or fair value ☐

Date of acquisition

11 December 2009

Bought by:

Private Treaty ☒

Public Auction ☐

Consideration

R5 876 562,00

Any other consideration
payable

SARS reference

Total consideration

R5 876 562,00

Conveyancer's/Attorney's file reference

GB0123 BOTHA /
LAGOON BAY

Description of property
(as per Deeds Registry)

SEE TD6 (ANNEXURE)

Declaration by Conveyancer/Attorney

I **NIEL HAYCOCK (Haycock Attorneys)**

(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

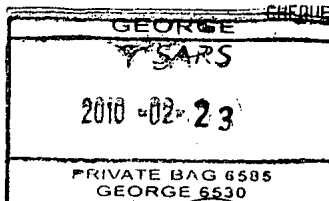
2010-02-23 189030667

(Transfer Duty)

R 470.124.96

REMITTANCE DATE: 2010-02-23

Kruger Haycock and Associates Inc
7 Cathedral Square
Cathedral Street
P O Box 879
George
6530



RECEIVED
REVENUE
OFFICE
GEORGE

TRANSFER DUTY

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

Description of additional properties

- 1 PORTION 72 (A PORTION OF PORTION 4) OF THE FARM HOOGE KRAAL NO. 238
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE;

IN EXTENT 1,3619 (ONE COMMA THREE SIX ONE NINE) HECTARES
- 2 REMAINDER PORTION 88 (PORTION OF PORTION 1) OF THE FARM HOOGE KRAAL NO. 238
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE;

IN EXTENT 24,3209 (TWENTY FOUR COMMA THREE TWO ZERO NINE) HECTARES
- 3 REMAINDER PORTION 90 OF THE FARM HOOGE KRAAL NO. 238
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE;

IN EXTENT 3,6465 (THREE COMMA SIX FOUR SIX FIVE) HECTARES

For Information Only


RECEIVED
ONTVANGER VAN INKOMST
GEORGE

179

4

For Information Only

CLEARANCE CERTIFICATE	
MUNICIPALITY FOR THE AREA OF GEORGE	
Authority is hereby issued in terms of Section 118 of Act 32/2000 for the registration of transfer of the property herein described.	
Valid until:	08.04.2010
<i>[Signature]</i>	08.02.2010
DIRECTOR: FINANCIAL SERVICES	DATE

MUNICIPALITY OF GEORGE
DIRECTORATE OF FINANCIAL SERVICES
2010-02-08
DIREKTORAAT FINANSIËLE DIENSTE
MUNISIPALITEIT VAN GEORGE

Kruger Haycock and Associates Inc
7 Cathedral Square
Cathedral Street
P O Box 879
George
6530

Prepared by me

CONVEYANCER
HAYCOCK N

POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

STUART HISCOX
duly authorised hereto by
MENTONE EDUAN BOTHA
Identity Number 450731 5034 08 2
Unmarried
acting by virtue of a Special Power of Attorney signed at George on 4
August 2009

do hereby nominate and appoint

with power of substitution to be my true and lawful Attorney and Agent in my name, place and stead to appear at the Office of the REGISTRAR OF DEEDS at Cape Town or any other competent official in the Republic of South Africa and then and there to act as my Attorney and Agent and to pass transfer to:

LAGOONBAY LIFESTYLE ESTATE (PROPRIETARY) LIMITED
Registration Number 2001/022460/07

the property described as:

1. PORTION 72 (A PORTION OF PORTION 4) OF THE FARM HOOGE
KRAAL NO. 238
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE

IN EXTENT 1,3619 (ONE COMMA THREE SIX ONE NINE) HECTARES

HELD BY Deed of Transfer No. T42341/1981

2. REMAINDER PORTION 88 (PORTION OF PORTION 1) OF THE FARM
HOOGE KRAAL NO. 238
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE

IN EXTENT 24,3209 (TWENTY FOUR COMMA THREE TWO ZERO
NINE) HECTARES

HELD BY Deed of Transfer No. T42341/1981

3. REMAINDER PORTION 90 OF THE FARM HOOGE KRAAL NO. 238
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE

IN EXTENT 3,6465 (THREE COMMA SIX FOUR SIX FIVE) HECTARES

HELD BY Deeds of Transfer Nos. T42341/1981; T75968/2005 and
T7185/2008

the said property having been sold by me on 11 December 2009, to the said
transferee/s for the sum of R5 876 562,00 (Five Million Eight Hundred and
Seventy Six Thousand Five Hundred and Sixty Two Rand)

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 Transferor 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 Transferor 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 GEORGE on

in the presence of the undersigned witnesses.

AS WITNESSES :

1. _____
2. _____

RECEIVED
OFFICE OF THE
DEPUTY REGISTRAR
GEORGE

RECEIVED
OFFICE OF THE
DEPUTY REGISTRAR
GEORGE

RECEIVED
OFFICE OF THE
DEPUTY REGISTRAR
GEORGE

For Information Only

CLEARANCE CERTIFICATE

MUNICIPALITY FOR THE AREA OF GEORGE

Authority is hereby issued in terms of Section 118 of Act 32/2000 for the registration of transfer of the property herein described.

Valid until: 08.04.2010

P. Petersen 08.02.2010

DIRECTOR: FINANCIAL SERVICES

DATE

MUNICIPALITY OF GEORGE

DIRECTORATE OF
FINANCIAL SERVICES

2010-02-08

DIREKTORAAT
FINANSIËLE DIENSTE

MUNISIPALITEIT VAN GEORGE

TRACK NUMBER : 88804561501

BLACK-BOOKING ENQUIRY ON NAME - BOTHA MENTONE EDUAN
ID NUMBER - 4587315034882
BIRTH DATE - 19450731
MARITAL STATUS - UNMARRIED
Maiden Name -
TYPE OF PERSON - PRIVATE PERSON

PERSON NAME AND ID

CONTRACTS/INTERDICTS

NOTED ON MICROFILM REF

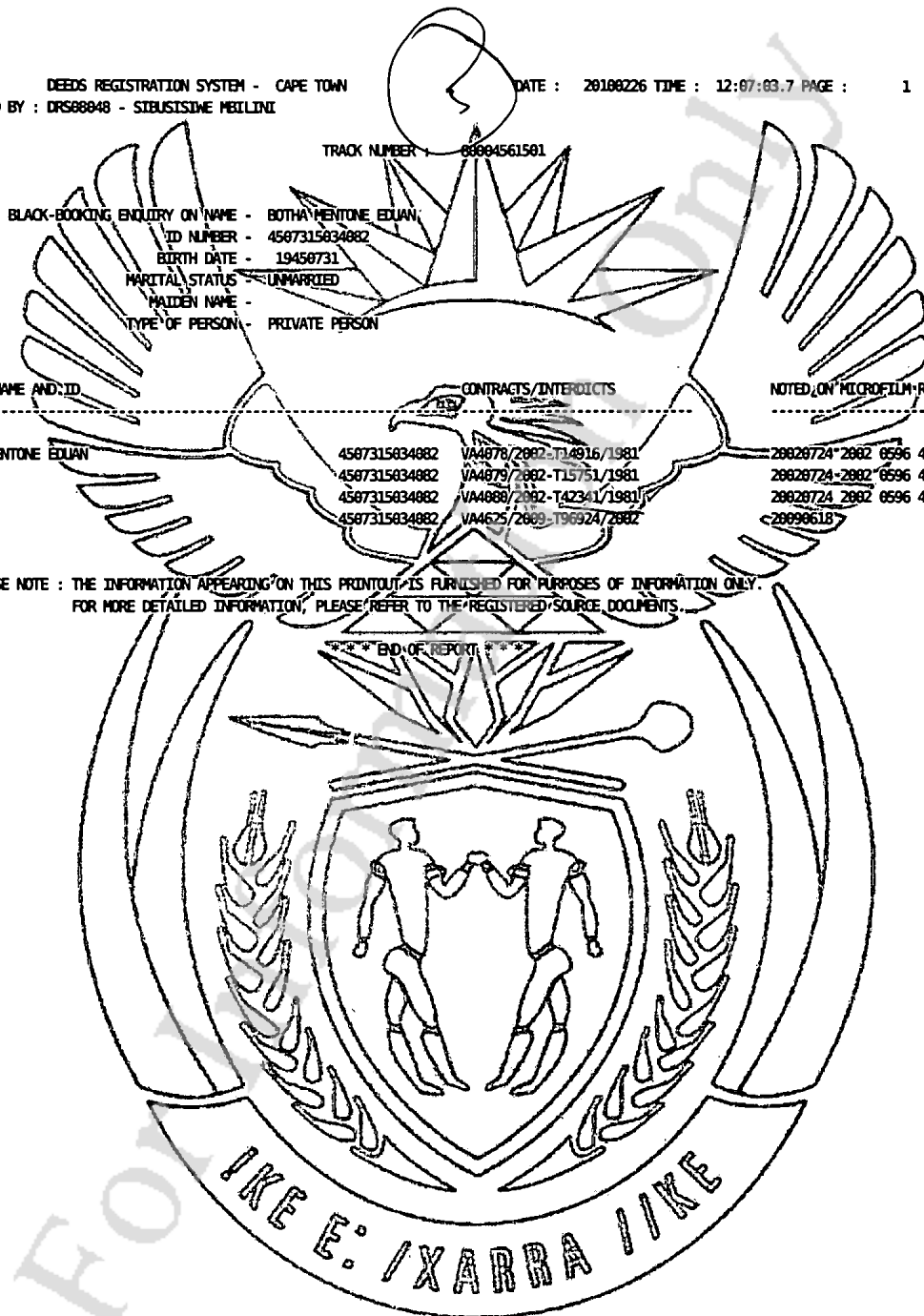
BOTHA MENTONE EDUAN

4587315034882 VA4878/2002-TJ4916/1981
4587315034882 VA4879/2002-TJ5751/1981
4587315034882 VA4880/2002-T42341/1981
4587315034882 VA4625/2009-T90924/2002

20020724*2002 0596 4570
20020724*2002 0596 4581
20020724 2002 0596 4593
20090615

** 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 ***



6

TRACK NUMBER : 88884561581

PROPERTY DETAILS PRINT FOR PORTION
FARM NO
REG'D DIV

72
238
GEORGE RD

PROVINCE WESTERN CAPE
PREV DESCRIPTION PTN OF 4
DIAGRAM DEED NO T3582/1953
EXTENT 1:3619
CLEARANCE OUTENIQUA DC
FARM NAME HODGE KRAAL

NO INTERDICTS

DOCUMENTS
VA4888/2082
FARM GE 238/72

HOLDER & SHARE
T42341/1981

AMOUNT

O/P/A MICROFILM REF MDD
2082 8596 4593 8724
1985 8833 1144

OWNER DETAILS

FULL NAME & SHARE
BOTHIA MENTONE EDUAN

PURCH DATE	AMOUNT/REASON	O/P/A	IDENTITY	TITLE DEED
	R16980.00		4587315834882	T42341/1981

MDD MICROFILM REF
8929 2089 8869 3938

* O/P/A - O - 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.
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*** END OF REPORT ***

IK E F: /XARRA /KE

7

TRACK NUMBER : 88884561501

PROPERTY DETAILS PRINT FOR PORTION
FARM NO
REG/DIV

88 (R/E)
238
GEORGE RD

PROVINCE WESTERN CAPE
PREV DESCRIPTION PTN OF 1
DIAGRAM DEED NO T19888/1963
EXTENT 24.3289 H
CLEARANCE OUTENQUA DC
FARM NAME HOOGE KRAAL

NO INTERDICTS

DOCUMENTS
VA4688/2002
FARM GE 238/88

HOLDER & SHARE
T42341/1981

AMOUNT

O/P/A MICROFILM REF MMD
2002 0596 4593 6724
1985 0033 1165

OWNER DETAILS

FULL NAME & SHARE
BOTHIA MENTONE EDUAN

PURCH DATE AMOUNT/REASON O/P/A IDENTITY TITLE DEED
R18888.60 4587315634882 T42341/1981

MMD MICROFILM REF
0929 2009 0069 3938

* O/P/A - O - 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.
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*** END OF REPORT ***

IK E: /XARRA /IK E

TRACK NUMBER : 88004561501

PROPERTY DETAILS PRINT FOR PORTION 96 (R/E)
FARM NO 238
REG/DIV GEORGE RD

PROVINCE WESTERN CAPE
PREV DESCRIPTION
DIAGRAM DEED NO T19883/1963
EXTENT 3:6465 H
CLEARANCE OUTENIQUA DC
FARM NAME HOOGE KRAAL

NO INTERDICTS

DOCUMENTS
VA4080/2002
FARM GE 238/90
FROM GE RD 238/86689

HOLDER & SHARE
T42341/1981

AMOUNT

O/P/A MICROFILM REF MMD
2002 0596 4593 0724
1985 0033 1168

OWNER DETAILS

FULL NAME & SHARE
BOTH MENTONE EDUAN
0.500000 1/2
BOTH MENTONE EDUAN
0.250000 1/4
BOTH MENTONE EDUAN
0.250000 1/4

PURCH DATE	AMOUNT/REASON	O/P/A/IDENTITY	TITLE DEED	MMD	MICROFILM REF
19941129	R10000.00	A	4507315034002 T42341/1981	0929	2009 0069 3938
			4507315034002 T7185/2008	0201	2008 0250 1536
			4507315034002 T75968/2005	0920	2005 2251 1752
20050125	R50000.00				

THE SUM OF THE SHARE TOTALS IS : 1.000000

* 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 ***

IK E: /XARRA /KE

1522

22

Greenwald
Greenwald and Associates Inc
Cathedral Square 7
(02) 434 8918
Postbus 879
George
6530

Opgestel deur my

TRANSPORTBESORGER
KRUGER HW

FEE

R. 1 000,00

VERBIND

MORTGAGED

For hundred million
VIR
FOR R. 1 000 000 000,00

B

10/996/07
2007-11-07

[Signature]

REGISTRAR OF DEEDS

TRANSPORTAKTE

T 000087304 / 2007

HIERBY WORD BEKEND GEMAAK DAT
FARANAAZ JACOBS

voor my verskyn het, REGISTRATEUR VAN AKTES, te KAAPSTAD, hy die genoemde
komparant synde behoorlik daartoe gemagtig deur 'n Volmag aan hom verleen deur

HOOGKRAAL 238 PORTION 70 (EIENDOMS) BEPERK
Nr. 1998/022306/07

geteken te Johannesburg op 27 September 2007

DATA / VERIFY

04 DEC 2007

LARNEYE

DATA / CAPTURE

21 NOV 2007

W. W. W. G. A.

En genoemde Komparant het verklaar dat sy prinsipaal, op 21 Junie 2007, waarlik en wettiglik verkoop het by Privaat ooreenkoms, en dat hy, in sy voorgenoemde hoedanigheid hierby seëer en transporteer aan en ten gunste van

LAGOONBAY LIFESTYLE ESTATE (PROPRIETARY) LIMITED
Nr. 2001/022460/07

diese Opvolgers in titel of Regverkrygendes in volkome en vrye eiendom,

RESTANT VAN GEDEELTE 70 (Gedeelte van Gedeelte 4) VAN DIE PLAAS
HOOGE KRAAL NR. 238, IN DIE MUNISIPALITEIT EN AFDELING VAN
GEORGE, PROVINSIE WES-KAAP;

GROOT 42,1196 (TWEË EN VEERTIG KOMMA EEN EEN NEGE SES) Hektaar

AANVANKLIK OORGEDRA kragtens Verdelingstransportakte Nr. T3581/1953
met Kaart Nr. 8380/47 wat daarop betrekking het en gehou kragtens
Transportakte Nr. T31168/1999

- A. ONDERHEWIG aan die voorwaardes waarna verwys word in
Verdelingstransportakte Nr. T3581/1953.
- B. ONDERHEWIG en GEREKTIG tot die volgende spesiale voorwaarde vervat
in Aanhangsel A tot Transportakte Nr. T1941/1909, wat as volg lees:-
- "1. That all roads shown on the diagrams of the respective portions and
properties are to remain free and open for the use of the respective
transferees and their successors in title."

Gemelde "Transportnemers en hul Opvolgers in Titel" synde Marthinus Christoffel
Barnard, George Frederick Kuyler en David Hercules Kuyler en hul opvolgers in
titel.

WESHALWE die komparant afstand doen van al die regte en titel wat

**HOOGEKRAAL 238 PORTION 70 (EIENDOMS) BEPERK Nr.
1998/022306/07**

voorheen op genoemde eiendom gehad het, en gevolglik ook erken het dat dit geheel en al van die besit daarvan onthef en nie meer daartoe geregtig is nie en dat, kragtens hierdie akte, bogenoemde

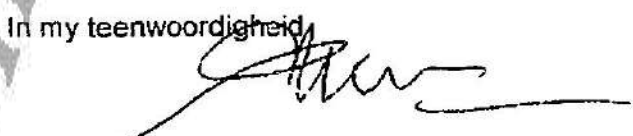
**LAGOONBAY LIFESTYLE ESTATE (PROPRIETARY) LIMITED Nr.
2001/022460/07**

diese Opvolgers in titel of Regverkrygendes, tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat en ten slotte orken dit dat die verkoopprijs die bedrag van **R6 500 000,00 (Ses Miljoen Vyf Honderd Duisend Rand)** beloop.

TEN BEWYSE WAARVAN ek, genoemde Registrateur, tesame met die Komparant hierdie Akte onderteken en dit met die ampseël bekragtig het.

ALDUS GEDOEN EN VERLY op die Kantoor van die Registrateur van Aktes te Kaapstad
op **1 November** 2007

In my teenwoordigheid


REGISTRATEUR VAN AKTES


p.p.

By virtue of notarial deed of tie agreement K 333 dated the 12 February 2008 the within mentioned properties is notari ally tied to

- (1) Portion 102 (a portion of portion 17) of the farm Hoogekraal 238 in the municipality and division George, Province of the Western Cape measuring 24.1751 Ha held under T 74367/2007
- (2) Remaining extent of portion 19 (a portion of portion 4) of the farm Hoogekraal 238 in the municipality and division George, Province of the Western Cape measuring 2.2535 Ha held under T 76531/2007
- (3) Remaining extent of portion 18 (a portion of portion 4) of the farm Hoogekraal 238 in the municipality and division George, Province of the Western Cape measuring 6.6304 Ha held under T 76531/2007
- (4) Remaining extent of portion 6 (a portion of portion 5) of the farm Hoogekraal 238 in the municipality and division George, Province of the Western Cape measuring 58.1224 Ha held under T 76531/2007
- (5) Remaining extent of portion 17 (a portion of portion 4) of the farm Hoogekraal 238 in the municipality and division George, Province of the Western Cape measuring 23.9249 Ha held under T 76531/2007
- (6) Remaining extent of portion 77 (a portion of portion 4) of the farm Hoogekraal 238 in the municipality and division George, Province of the Western Cape measuring 11.8030 Ha held under T 76531/2007
- (7) Remaining of the farm Hoogekraal 238 in the municipality and division George, Province of the Western Cape measuring 46.4954 Ha held under T 76531/2007
- (8) Remaining extent of portion 5 (a portion of portion 3) of the farm Buffels drift 227 in the municipality and division George, Province of the Western Cape measuring 23.0978 Ha held under T 76531/2007
- (9) Portion 23(Beginse) (a portion of portion 5) of the farm Hoogekraal 238 in the municipality and division George, Province of the Western Cape measuring 8.5653 Ha held under T 76531/2007
- (10) Portion 9(Concordia) (a portion of portion 3) of the farm Buffels drift 227 in the municipality and division George, Province of the Western Cape measuring 88.6511 Ha held under T 76531/2007

GC 4181-7-

T 87304/2007

- (11) Remaining extent of Portion 42(Die Kamp) (a portion of portion 5) of the farm Hoogekraal 238 in the municipality and division George, Province of the Western Cape measuring 6.9674 Ha held under T 76531/2007
- (12) Remaining extent of portion 5 of the farm Hoogekraal 238 in the municipality and division George, Province of the Western Cape measuring 29.5737 Ha held under T 76531/2007
- (13) Portion 41 (Kuylers Hoop) of the farm Hoogekraal 238 in the municipality and division George, Province of the Western Cape measuring 11.8030 Ha held under T 76531/2007
- (14) Portion 79 (a portion of portion 6) of the farm Hoogekraal 238 in the municipality and division George, Province of the Western Cape measuring 10.8123 Ha held under T 76531/2007
- (15) Remainder of portion 68 (a portion of portion 1) of the farm Hoogekraal 238 in the municipality and division George, Province of the Western Cape measuring 18.0155 Ha held under T 836942007

None of the properties shall be consolidated, subdivided or transferred without the written consent of Firstrand Bank .

As will more fully appear from the said notarial deed


Registrar of Deeds

Deeds Office Cape Town

NOTARIAL TIE AGREEMENT

By virtue of Notarial Deed of Servitude no. K 335 s./08
Dated 12th of February 2008, the within mentioned property has been tied
together with:

1. PORTION 75 (A PORTION OF PORTION 4) OF THE FARM HOOGE
KRAAL 238 IN THE MUNICIPALITY AND DIVISION OF GEORGE,
PROVINCE OF THE WESTERN CAPE

IN EXTENT 20,9442 (TWENTY COMMA NINE FOUR FOUR TWO)
HECTARES

HELD BY DEED OF TRANSFER NO. T 87303/2007

2. PORTION 74 (A PORTION OF PORTION 4) OF THE FARM HOOGE
KRAAL 238
IN THE MUNICIPALITY AND DIVISION OF GEORGE, PROVINCE OF
THE WESTERN CAPE

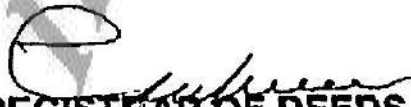
IN EXTENT 6,3038 (SIX COMMA THREE NOUGHT THREE EIGHT)
HECTARES

HELD BY DEED OF TRANSFER NO. T. 19705/08.

NONE OF THE ABOVE PROPERTIES SHALL BE CONSOLIDATED,
SUBDIVIDED OR TRANSFERRED WITHOUT THE CONSENT OF
FIRSTSTRAND BANK. LIMITED 1929/001225/06

AS WILL MORE FULLY APPEAR FROM SAID NOTARIAL TIE AGREEMENT.

DEEDS OFFICE
CAPE TOWN
DATED:


REGISTRAR OF DEEDS

By virtue of Notarial Tie Agreement dated
12 Feb. 2008 No. K 346/08 the withinmentioned
property has been tied together with;

1. Portion 75 of farm Hoogte Kraal 238 in
extent 20,9442 ha

2. Remaining extent of Portion 70 of farm
Hoogte Kraal 238 in extent 42,1196 ha

None of the properties shall be consolidated,
subdivided or transferred without the consent
of First Rand Bank. As will more fully appear
from the said Notarial Tie Agreement

Deeds Office
Cape Town


Registrar of Deeds

25 MAR 2009

By virtue of Notarial Deed of
Servitude NOK 487/08. dd. 4 APRIL 2008
the withinmentioned property has been
tied together with

1.) portion 75 (part of part 4) of the
farm HOOGE Kraal 238 measuring
20,9442 ha

held by T87303/2007

2.) remainder part 179 of the farm
HOOGE Kraal 238 measuring
13,9646 ha

Held by Deed of transfer T28396/08.

NONE of the above properties
shall be consolidated, subdivided
or transferred without the consent
of FIRSTHAND BANK LTD.

As will more fully appear from
said notarial deed.

24 APR 2008

DEEDS OFFICE
CAPE TOWN

Emmanuel
REGISTERAR OF DEEDS

CC 4781

T 87304/2007

By Notarial Tie agreement dated 18th September 2008, No: K 1160/08 S
The within mentioned properties, are notarialy tied with

- a) Remainder Portion 64 (ptn of ptn 1) of the farm Hooqe Kraal 238
Held by Deed of Transfer No: T 66591/08

And

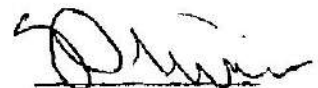
- b) Remainder portion 82 (ptn of ptn 1) of the farm Hooqe Kraal 238
Held by Deed of Transfer No: T 66592/08

And that none of the properties are to be subdivided or consolidated without the
written consent of First Rand Bank and shall for all intent and purposes be
regarded as one property.

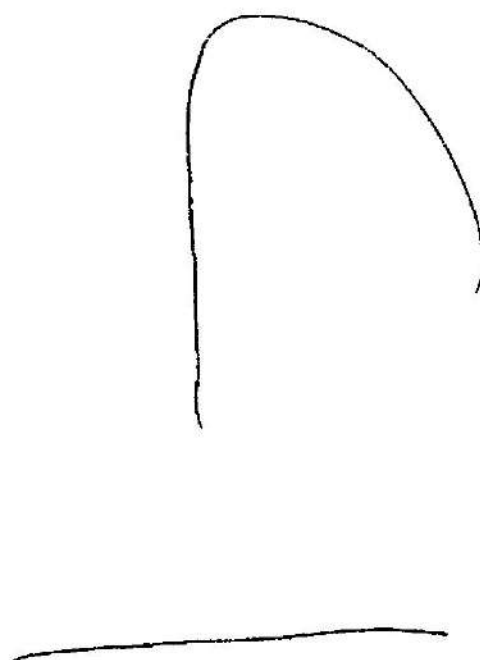
Together with other ancillary rights.

As will more fully appear from said Notarial Deed of Tie Agreement.

Deeds Office
Cape Town
15 OCT 2008


Registrar of Deeds

For Information Only



OVERS

For Information Only

Deeds Reg A/C No
CTN

Hennie Oosthuizen

EXECUTION/
UITVOERING

301

TEL: (021) 914 7370

Akte Kan Reë N-

Ref No / Verw Nr H 513 (MR Hally) | |

A. VIR AKTEKANTOOR GEBRUIK / FOR DEEDS OFFICE USE:

Datum van indiening / Date of lodgement

LODGED
2008-03-10
INGEDIEN**LODGED**
2008-02-22
INGEDIEN

Ondersoekers / Examiners

Kamers
Rooms

Skakeling / Linking

Reject
VerwerpPasseer
Pass

1. M. FABRIK 1238 ~~X. GASHE 1132~~
2. _____
3. C.A.J. VAN AARDE 1171

B. VIR AKTEBESORGER SE GEBRUIK / FOR CONVEYANCER'S USE

Aard van Akte / Nature of Deed: Transfer

The L & T Henschel Trust
tgv. / info Lagoombay Lifestyle Estate (Pty) Ltd

T 000020836 / 2008

Skakeling / Linking

Titelaktes / Title deeds within

3

1

130459/2004 in no 2 of batch

GELYKTYDIGES / SIMULS

No. in stel / batch	Kode / Code	Name van Partye / Names of Parties	Naam van Firma / Name of Firm	Firma Firm No.
1	T	Henschel Trust Lagoombay	H.M. OOSTHUIZEN	301
2	BC	Henschel Trust Standard	Webber Wentzel	330
3	K	Lagoombay RMB	Handed in for execution 15 MAR 2008 CAPE TOWN Handed in for execution	1522
4				
5				
6				
7				
8				
9				
10				
11				
12				


080003263354Registrasie versoek deur /
Registration requested by:Datum /
Date:

(Kort beskrywing van eiendom (slegs para 1 in Akte) / Brief description of property (merely para 1 in Deed))

From Herge Kriek

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

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

	Kode/Code	Firma / Firm	Eiendom / 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:

Aard en nommer van akte / Nature and number of deed	Cover No. / Omslag Nr.	Parawe van ondersoekers Initials of Examiners

(c) Notas / Notes:

B. VIR AKTEKANTOOR GEBRUIK / FOR DEEDS OFFICE USE:

Interdikte nagesien Interdicts checked		Opmerkings / Remarks	Paroof Initials
Datum / Date	Paroof Initials	(1) Dorp goedgekeur (geproklameer) Township approved (proclaimed)	
		(2) Begiftigingsrewe Endowment erven	
		(3) Begiftiging Endowment	
		(4) Voorwaardes Conditions	
		(5) Mikro Micro	
		(6) Algemene Plan General Plan	
		(7) Titelakte Title Deed	
		(8) Verbonde teen dorpslitol Bonds against township title	
		(9) Datum nagesien Date checked	

Kantoor instruksies/Office instructions:

Seksie/Section

M R HARTY ATTORNEY
8 BOMPAS ROAD
DUNKELD WEST
2196

Prepared by me

HENNIK
OOSTHUIZEN

CONVEYANCER
HARTY M R

FEE

R.1.000-00

DEED OF TRANSFER

T00020836 / 2008

BE IT HEREBY MADE KNOWN THAT

HENDRIK MALHERBE OOSTHUIZEN

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 GEORGE on the 10th of JANUARY 2008 granted to him by

The Trustees for the time being of THE L & T HENSCHER TRUST
No. IT1809/2003

DATA / VERIFY

03 APR 2008

LARNEY R

DATA / CAPTURE

02 APR 2008

NCAPI L

To be registered T

By virtue of Notarial Tie Agreement dated 12 February 2008 No. K 11748/08 S the within property has been tied together with;

① Portion 75 of farm Hooge Kraal 238

In extent: 20,9442 hectares

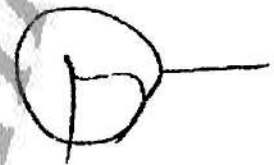
② Remaining extent of Portion 70 of farm Hooge Kraal 238

In extent: 42,1196
None of the properties shall be consolidate subdivided or transfer without the consent of First Rand Bank. AS will more fully appear from the said Notarial Tie Agreement

Deeds Office

Cape Town

2008-03-25



Registrar of Deeds

And the appearer declared that his said principal had, on 25 September 2007 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:

LAGOONBAY LIFESTYLE ESTATE (PTY) LTD
No. 2001/022460/07

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

**PORTION 69 (PORTION OF PORTION 1) OF THE FARM HOOGE KRAAL
NO. 238,
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE**

**IN EXTENT 31,5989 (THIRTY ONE COMMA FIVE NINE EIGHT NINE)
HECTARES**

**FIRST TRANSFERRED by Deed of Transfer No. T20995/1952 with Diagram
No. 8379/1947 relating thereto and held by Deed of Transfer T30459/2004**

**A. SUBJECT to the conditions referred to in Deed of Partition Transfer No
20995/1952 and Deed of Transfer T3243/1968.**

**B. SUBJECT FURTHER to the following conditions contained in Deed of Grant
dated 13th October 1908 (George Quilrents Vol. 14 NO. 23) NAMELY:-**

**"SUBJECT to all such duties and regulations as either are already or shall in
future be established respecting lands granted on similar tenure."**

**C. ENTITLED to benefits under the following conditions contained in Deed of
Partition Transfer No. 20995/1952, namely:-**

- "1. Dat die gedeelte van die "Cemetery", aangewys op die Kaart van
Gedeelte 65 aan Daniel Andries Botha getranspoteer op hierdie dag,
No. 20999, sal bly as 'n begrafplaas vir die eienaars van al die
gedeeltes van gesegde Lot 3 van Hooge Kraal en hul opvolgers in titel
met reg van toegang daarna oor gesegde Gedeelte 65.**
- 2. Dat die pad 20 voet wyd gemerk in geelbruin op die lyn BC en op die
Westelike kant van die bakens C en a van die Kaart van Gedeelte 68
aan Johannes Hendrikus Botha getranspoteer op hierdie dag, No.
20997, is 'n servituut pad vir die gebruik van die eienaar van gesegde
Gedeelte 69 en sy opvolgers in titel.**
- 3. Dat die fontein en dam aangewys in blou op punt a op die kaart van
Gedeelte 68 aan Johannes Hendrikus Botha getranspoteer op hierdie
dag, No. 20996, is vir die gebruik van die eienaars van gesegde
Gedeeltes 68 en 69 en hul opvolgers in titel."**

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

The Trustees for the time being of THE L & T HENSCHEL TRUST
No. IT1809/2003

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

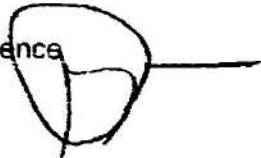
LAGOONBAY LIFESTYLE ESTATE (PTY) LTD
No. 2001/022460/07

or 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 R25 000 000,00 (TWENTY FIVE MILLION 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 25 MAR 2008 2008

In my presence



REGISTRAR OF DEEDS


q q.

301 HENNIE OOSTHUIZEN

1-5
①
MR HARTY ATTORNEY
8 BOMPAS ROAD
DUNKELD WEST
2196

Prepared by me


CONVEYANCER
HARTY MR

POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

TORSTEN THOMAS HENSCHTEL duly authorised hereto by virtue of a resolution of the trustees for the time being of
THE L & T HENSCHTEL TRUST
No. IT1809/2003
they acting in terms of Letters of Authority issued by the Master of the High Court of South Africa at CAPE TOWN on 29 August 2003

do hereby nominate and appoint

HENDRIK MALHERBE OOSTHUIZEN

with power of substitution to be my true and lawful Attorney and Agent in my name, place and stead to appear at the Office of the REGISTRAR OF DEEDS at Cape Town or any other competent official in the Republic of South Africa and then and there as my act and deed to pass transfer to:

LAGOONBAY LIFESTYLE ESTATE (PTY) LTD
No. 2001/022460/07

the property described as:

PORTION 69 (PORTION OF PORTION 1) OF THE FARM HOOGE
KRAAL NO. 238;
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE

IN EXTENT 31,5989 (THIRTY ONE COMMA FIVE NINE EIGHT NINE)
HECTARES

HELD BY Deed of Transfer T30459/2004

the said property having been sold by me on 25 September 2007, to the said transferee/s for the sum of R25 000 000,00 (Twenty Five Million Rand) 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 Transferor 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

GhostConvey 9.6.1.6

effectually, to all intents and purposes, as the Transferor 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 George on this 12th day of January ~~2008~~ 2007 in the presence of the undersigned witnesses.

AS WITNESSES:

1. [Signature]

2. [Signature]

[Signature]

TORSTEN THOMAS HENSCHEL

For and on behalf of THE L & T
HENSCHEL TRUST

[Signature]

29



TD2

TRANSFER DUTY

Receipt or exemption certificate
Transfer Duty Act, 1949

Part 2

1991 HENNIE
1001 OOSTHUIZEN

Details of seller(s)/transferor(s)

Full name of seller/transferor (1) **THE L & T HENSCHER TRUST**

Identity/Trust/CC/Company number **IT1809/2003**

Full name of seller/transferor (2) _____

Identity/Trust/CC/Company number _____

Details of purchaser(s)/transferee(s)

Full name of purchaser/transferee (1) **LAGOONBAY LIFESTYLE ESTATE (PTY) LTD**

Identity/Trust/CC/Company number **2001/022460/07**

Full name of purchaser/transferee (2) _____

Identity/Trust/CC/Company number _____

Details of purchase transaction

Transfer Duty payable on **R25 000 000,00** being total consideration ☐ or fair value ☐

Date of acquisition **25 September 2007** Bought by: **Private Treaty** ☒ **Public Auction** ☐

Consideration **R25 000 000,00**

Any other consideration payable **RNIL** SARS reference _____

Total consideration **R25 000 000,00** Conveyancer's/Attorney's file reference **H002**

Description of property (as per Deeds Registry):
**PORTION 69 (PORTION OF PORTION 1) OF THE FARM HOOGE KRAAL NO. 238;
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE
IN EXTENT 31.5989 (THIRTY ONE COMMA FIVE NINE EIGHT NINE) HECTARES**

Declaration by Conveyancer/Attorney

I **MICHAEL RICHARD HARTY (M R HARTY ATTORNEY)** (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

14/1/2008
Date

RECEIPT/EXEMPTION

NO DUTY PAYABLE ON
RECEIVED BY THE ATTORNEY OF **500 000,00**

IN TERMS OF SECTION 21 OF THE TRANSFER ACT 1949
IN TERMS VAN ARTIKEL 21 VAN DIE WET OP OORERFTE 1949

ON **WANCER VAN INKOMSTE - RECEIVER OF REVENUE**
GEORGE

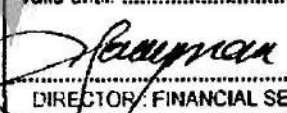


2008-01-25 10:00:00
(Transfer Duty)
R 25 000 000,00
CH002

OFFICE OF REVENUE
141 VAN DER WERF
GEORGE

3

Plot 69 (Plot of Portion 1) of the Farm
Hooge Kraal No 238.

CLEARANCE CERTIFICATE	
MUNICIPALITY FOR THE AREA OF GEORGE	
Authority is hereby issued in terms of Section 118 of Act 32/2000 for the registration of transfer of the property herein described.	
Valid until:	19. 06. 2008
	
DIRECTOR: FINANCIAL SERVICES	19. 06. 2008 DATE

MUNICIPALITY OF GEORGE
DIRECTORATE OF FINANCIAL SERVICES
2008-02-19
DIREKTORAAT FINANSIËLE DIENSTE
MUNISIPALITEIT VAN GEORGE

M R HARTY ATTORNEY
8 BOMPAS ROAD
DJUNKELD WEST
2196

Prepared by me

CONVEYANCER
HARTY M R

POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

TORSTEN THOMAS HENSCHEL duly authorised hereto by virtue of a resolution of the trustees for the time being of

THE L & T HENSCHEL TRUST

No. IT1809/2003

they acting in terms of Letters of Authority issued by the Master of the High Court of South Africa at CAPE TOWN on 29 August 2003

do hereby nominate and appoint

HENDRIK MALHERBE OOSTHUIZEN

with power of substitution to be my true and lawful Attorney and Agent in my name, place and stead to appear at the Office of the REGISTRAR OF DEEDS at Cape Town or any other competent official in the Republic of South Africa and then and there as my act and deed to pass transfer to:

LAGOONBAY LIFESTYLE ESTATE (PTY) LTD
No. 2001/022460/07

the property described as:

PORTION 69 (PORTION OF PORTION 1) OF THE FARM HOOGE
KRAAL NO. 238;
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE

IN EXTENT 31,5989 (THIRTY ONE COMMA FIVE NINE EIGHT NINE)
HECTARES

HELD BY Deed of Transfer T30459/2004

the said property having been sold by me on 25 September 2007, to the said transferee/s for the sum of R25 000 000,00 (Twenty Five Million Rand) 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 Transferor 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

GhostConvey 9.0.1.0

CLEARANCE CERTIFICATE
MUNICIPALITY FOR THE AREA OF GEORGE
 Authority is hereby issued in terms of Section 118 of Act 32/2000 for the registration of transfer of the property herein described.
 Valid until: 19.06.2008
PP *[Signature]* 19.02.2008
 DIRECTOR FINANCIAL SERVICES DATE

MUNICIPALITY OF GEORGE
DIRECTORATE OF
FINANCIAL SERVICES

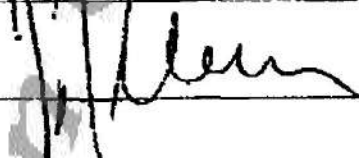
2008 -02- 19
DIREKTORAAT
FINANSIËLE DIENSTE
MUNISIPALITEIT VAN GEORGE

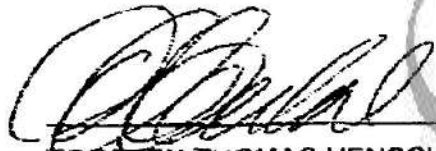
effectually, to all intents and purposes, as the Transferor might or could do if personally present and acting therein; hereby ratifying, allowing and confirming all and whatsoever the said Agent/s shall lawfully do or cause to be done in the premises by virtue of these presents.

Signed at George on this 19th day of November 2007 in the presence of the undersigned witnesses.

AS WITNESSES:

1. 

2. 


FORSTEN THOMAS HENSCHEL

For and on behalf of THE L & T
HENSCHEL TRUST

4

Doc: 1001 REGISTRATION SYSTEM CAPE TOWN
Prepared by: JASON/SP + JANTJES, KIMBLE/0

DATE: 20080310 TIME: 11:15 27.6 PAGE: 4

TRACK NUMBER: 80003263354

BLAD WITHING NO TRY ON NAME: L S I HIRSCHEL TRUST
ID NAME: 1809/2005
BIRTH DATE: 0
MARITAL STATUS: -
MAIDEN NAME: -
OFFICE PERSON: - (TRUST)

PERSON NAME: DON KAPIN-INTERCETS

** 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 ***

20

JOOSTE INGELYF
GROND VLOER, UITZICHT GEBOU
TYGERBERG KANTOORPARK
HENDRIK VERWOERDRYLAAN 163
PLATTEKLOOF
7500

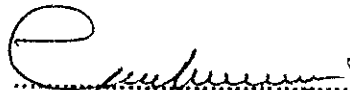
Opgestel deur my



TRANSPORTBESORGER
KEEL E

SEELREG DUTY	R.....
FOOI FEE	R. 1000?

Ptn 176 meas: 1,9302 ha.

GETRANSPORTEER AAN Van Loggerenberg Trust	TRANSFERRED TO
RESTANT/REMAINDER 16,7976 ha	
T 000075965 / 2005	 REGISTRATEUR/REGISTRAR
20 SEP 2005	

T 000093893 / 2003

TRANSPORTAKTE

HIERBY WORD BEKEND GEMAAK DAT

ANNECKE LOUW

voor my verskyn het, REGISTRATEUR VAN AKTES, te KAAPSTAD, hy die genoemde komparant synde behoorlik daartoe gemagtig deur 'n Volmag aan hom verleen deur

CONSTANCE MAY BOTHA
Identiteitsnommer 331120 0046 082
Ongetroud

geteken te KEMPTON PARK op 26 MEI 2003

En genoemde Komparant het verklaar dat sy prinsipaal, op 29 April 2003, waarlik en wettiglik verkoop by Privaat ooreenkoms, en dat hy, in sy voorgenoemde hoedanigheid hierby seeder en transporteer aan en ten gunste van

PIERRE JOHAN DU TOIT
Identiteitsnommer 510828 5078 008

en

HELENA DU TOIT
Identiteitsnommer 520718 0090 082
Getroud binne gemeenskap van goed met mekaar

hulle Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes in volkome en vrye eiendom,

**GEDEELTE 67 ('N GEDEELTE VAN GEDEELTE 1) VAN DIE PLAAS
HOOG KRAAL NR. 238
IN DIE MUNISIPALITEIT EN AFDELING VAN GEORGE
PROVINSIE WES-KAAP**

GROOT 18,7278 (AGTIEN KOMMA SEWE TWEE SEWE AGT) Hektaar

EERSTE OORGEDRA kragtens Akte van Verdelingstransport Nr. 20996 gedateer 19 Desember 1952 met Kaart Nr. 8377/47 wat daarop betrekking het en gehou kragtens Transportakte Nr. T5549/1976.

1. **ONDERHEWIG** aan die voorwaardes waarna verwys word in Transportakte No. 20993 gedateer 19 Desember 1952.
2. **ONDERHEWIG** aan die volgende voorwaarde vervat in die Grondbrief gedateer 13 Oktober 1908 (George Erfpagte Boekdeel 14 No. 23) naamlik:

"Subject to all such duties and regulations as either are already, or shall in future be, established respecting Lands granted on similar tenure."

3. **ONDERHEWIG** aan die 3,78 meter serwituutweg waarna verwys word in die aantekening gedateer 12 Maart 1909 op voormelde Grondbrief, naamlik:

"The land held under this Title Deed is subject to the Deed of Agreement dated 21st November 1908 of which Copy is attached."

4. **ONDERHEWIG en GEREKTIG** tot die voordeel van die volgende voorwaardes vervat in voormelde Transportakte No. 20995/1952:

- (i) Dat die gedeelte van die "CEMETRY", aangewys op die kaart van Gedeelte 65 aan DANIEL ANDRIES BOTHA getranspoteer op 19 Desember 1954, No. 20999 sal bly as 'n begraafplaas vir die eienaars van al die Gedeeltes van gesegde Lot 3 van HOOGE KRAAL en hul opvolgers in titel, met reg van toegang daarna oor gesegde Gedeelte 65.
- (ii) Dat die fontein gemerk op, en die dam aangewys in blou op die lyn F E van, die Kaart van gesegde Gedeelte 67 sal wees vir die gebruik van die eienaars van gesegde Gedeelte 67 en van Gedeelte 68 van Lot 3 van HOOGE KRAAL aan JOHANNES HENDRIKUS BOTHA getranspoteer op 19 Desember 1952 (No. 20997) en hul opvolgers in titel.



WESHALWE die komparant afstand doen van al die regte en titel wat

CONSTANCE MAY BOTHA

voorheen op genoemde eiendom gehad het, en gevolglik ook erken het dat sy geheel en al van die besit daarvan onthef en nie meer daartoe geregtig is nie en dat, kragtens hierdie akte, bogenoemde

PIERRE JOHAN DU TOIT en HELENA DU TOIT

hulle Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes, tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat en ten slotte erken hulle dat die verkoopprijs die bedrag van **R1 000 000,00 (Een Miljoen Rand)** beloop.

TEN BEWYSE WAARVAN ek, genoemde Registrateur, tesame met die Komparant hierdie Akte onderteken en dit met die ampseël bekragtig het.

Onderteken, verly en met die ampseël bekragtig op die kantoor van die Registrateur van Aktes te Kaapstad op

6 Oktober 2003



q.q.

In my teenwoordigheid

REGISTRATEUR VAN AKTES



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

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

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

(b) Kliënt afskrifte van aktes permanent in Aktekantoor geliasseer: Client copies of deed filed permanently in Deeds Office:

Aard en nommer van akte Nature and number of deed	Cover No. Omslag Nr.	Parawe van ondersoekers Initials of Examiners

(c) Notas/Notes:

B. VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE USE:

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

Kantoor instruksies/Office instructions:
Seksie/Section: **Dona Ridge YA 3244/1968**

179

HEYNS & VENNOTE INGELYF
KAAPSTAD PARTNERS INCORPORATED
 TEL: 021 424 7008 JOHANNESBURG 011 333 0644
 GOODWOOD 021 590 7200 KHAYELISHA 021 361 5230
 BELLVILLE 021 949 0997

Jv2/Aw/S45168

UITVOERING/EXECUTION

Datum van indiening/Date of lodgement

A. VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE USE

LODGED
2010-01-13
INGEDIEN

26 JAN

Ondersoekers/Examiners	Kamers/ Rooms	Skakeling/Linking	Verwerp/Reject	Passer/Pass
R. TALIEP 1185				
A. SYDOW 1184				
D. KLEINGELD 1131				

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

Aard van Akte/Nature of Deed: **Transport**
Spoikloof Faem + Ander
Lagoonbay Lifestyle Estate
 Verw. No./Ref. No.: **T 4899/03**
T 26250/67

T 004069/10

Skakeling/Linking: **2 1**
 Titellakies, ens. binne/Title deeds, etc. within: **T 3244/68**

GELYKTYDIGES/SIMULS

No. in stel/batch	Kode Code	Name van Partye/Names of Parties	Naam van Firma/Name of Firm	Firma No. Firm No.
1.	T	Spoikloof Faem / Lagoonbay	Heyns + Vennote	179
2.	K	Lagoonbay / RMB	Elene Greenwald	1522
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				
11.				
12.				

EXAMINER'S NO. 25 INS/2010
25 JAN 2010
CAPE TOWN
HANDLED IN FOR EXECUTION
26 JAN 2010
CAPE TOWN
HANDLED IN FOR EXECUTION

080004702201

(Kort beskrywing van eiendom (slegs para 1 in Akte/Brief description of property (merely para 1 in Deed))

Ged 66 (Gug) vld plaas Hooge Kraal No 238

Orion

13. f

Onderzoek

notaris R. Everett voorheen Botha ~~met~~ met m.c. Botha
getrouwd was brute gemeenschap van goederen. m.c. Botha
is overleden op 10/3/1965
Er verskies dat Belinda Botha ^{voorheen Botha} geskied is, en dat
sy haar ~~te~~ wils van weer aangeneem het.
Bevryde hiermee.

[Signature]
C. A. van Zyl

(1) Certify ^{into} the Change of I. D.
number. ~~Act 70/86~~ ^{Act 70/86} of 1986 no. 2.

Certified that the identity number of
R. EVERETTE
has been changed in terms of Act 70/86 of 1986.

[Signature]
E. YANE BOTHA

(2) Lodge 14690/97 for endorsing
R. TALIEP 1185

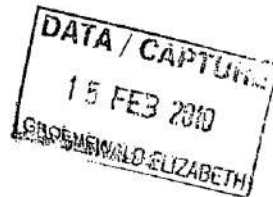
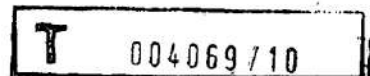
(3) Appoint Appearer in P.M.
R. TALIEP 1185



Kruger Haycock and Associates Inc
7 Cathedral Square
Cathedral Street
P O Box 879
George
6530

Prepared by me


CONVEYANCER
VAN ZYL JA



DEED OF TRANSFER

VIR ENDOSSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE 5

BE IT HEREBY MADE KNOWN THAT

LYNNE BOTHA

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 GEORGE on 18 December 2009 granted to him by

1. **SOOIKLOOF FARM CC**
Registration Number 2002/081283/23
2. **RYKIE EVERETT (formerly Botha)**
Identity Number 370824 0023 08 0
Married out of community of property
3. **BELINDA GERBER (formerly Botha)**
Identity Number 620818 0017 08 2
Unmarried



NOTARIAL TIE AGREEMENT

BY NOTARIAL TIE AGREEMENT NO. K 3/10 S DATED 6 January 2010 THE
 WITHIN MENTIONED PROPERTY IS NOTARIAL TIED TO: With

(1) PORTION 75 (A PORTION OF PORTION 4) OF THE FARM HOOGE KRAAL NO. 238

IN THE MUNICIPALITY AND DIVISION OF GEORGE

PROVINCE OF THE WESTERN CAPE

IN EXTENT 20,9442 (TWENTY COMMA NINE FOUR FOUR) ^{Two} HECTARES

HELD BY DEED OF TRANSFER NO T87303/2007 AND

(2) REMAINING EXTENT OF PORTION 70 (A PORTION OF PORTION 4) OF THE FARM HOOGE
 KRAAL NO 238,

IN THE MUNICIPALITY AND DIVISION OF GEORGE, WESTERN CAPE PROVINCE

IN THE EXTENT; 42,1196 (FORTY TWO COMMA ONE ONE NINE SIX) HECTARES

HELD BY DEED OF TRANSFER NO. T87304/2007

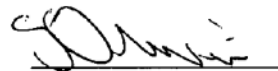
AND IS REGARDED AS ONE PROPERTY TO ALL INTENTS AND PURPOSES AND THAT NONE OF
 THE PROPERTIES SHALL BE CONSOLIDATED, SUBDIVIDED OR TRANSFERRED WITHOUT THE
 WRITTEN CONSENT OF FIRSTRAND BANK LIMITED, REGISTRATION NUMBER 1929/001225/06
 FIRST BEING OBTAINED.

AS WILL MORE FULLY APPEAR FROM SAID NOTARIAL DEED.

DEEDS OFFICE

28 JAN 2010

CAPE TOWN



REGISTRAR OF DEEDS

And the appearer declared that his said principal had, on 20 October 2009, 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:

LAGOONBAY LIFESTYLE ESTATE (PROPRIETARY) LIMITED
Registration Number 2001/022460/07

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

PORTION 66 (A PORTION OF PORTION 1) OF THE FARM HOOGE KRAAL
NO. 238
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE

IN EXTENT 15,6191 (FIFTEEN COMMA SIX ONE NINE ONE) HECTARES

FIRST TRANSFERRED by Deed of Partition Transfer No. T20995/1952 with
Diagram No. 8376/47 relating thereto and held by Deed of Transfer Nos.
T4899/2003 and T26252/1967 and T3244/1968

SUBJECT

- (a) To the conditions referred to in Deed of Partition Transfer dated 19 December 1952, No. 20993.
- (b) To the undermentioned condition contained in Deed of Grant dated 13 October 1908 (George Freeholds Volume 14 No. 23), namely:

"Subject to all such duties and regulations as either are already or shall in future be established respecting lands granted on similar tenure"
- (c) To a 3,66 metre servitude right of way reference to which appears from an endorsement dated 12 March 1909 on the hereinbefore mentioned Deed of Grant readings as follows:

"The land held under this Title Deed is subject to the Deed of Agreement dated 21 November 1908 of which copy is attached"

And also entitled to the benefits of :

- (d) The undermentioned special conditions contained in Deed of Partition Transfer No. 20995/1952:-

"Dat die gedeelte van die "Cemetery" aangewys op die kaart van Gedeelte 65 aan Daniel Andries Botha getranspoteer op hierdie dag, No. 20999 sal bly as 'n begraafplaas vir die eienaars van al die Gedeeltes van gesegde Lot 3 van Hooge Kraal en hul opvolgers in title, met reg van toegang daarna oor gesegde Gedeelte 65."

For Information Only



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

1. **SOOIKLOOF FARM CC**
Registration Number 2002/081283/23
2. **RYKIE EVERETT (FORMERLY BOTHA) Married out of community of property**
3. **BELINDA GERBER (FORMERLY BOTHA) Unmarried**

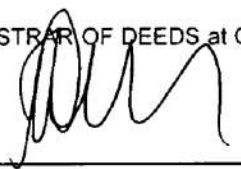
heretofore had to the premises, did in consequence also acknowledge them to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

LAGOONBAY LIFESTYLE ESTATE (PROPRIETARY) LIMITED
Registration Number 2001/022460/07

or 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 R12 000 000,00 (TWELVE MILLION 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

28 January 2010. 

q.q.

In my presence



REGISTRAR OF DEEDS

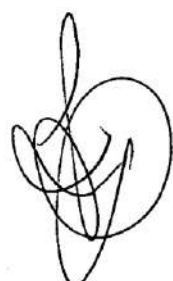
179 22
Kruger Haycock and Associates Inc
7 Cathedral Square
Cathedral Street
P O Box 879
George
6530

Prepared by me

1-13

CONVEYANCER
HAYCOCK N
VAN ZYL J.A.

POWER OF ATTORNEY TO PASS TRANSFER


We, the undersigned

1. MARTHINUS DANIEL BOTHA duly authorised hereto by a resolution of the members of SOOIKLOOF FARM CC
Registration Number 2002/081283/23
2. RYKIE EVERETT (formerly Botha)
Identity Number 370824 0023 08 0
Married out of community of property
3. BELINDA GERBER (formerly Botha)
Identity Number 620818 0017 08 2
Unmarried

do hereby nominate and appoint

 **LYNNE BOTHA**

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 at Cape Town or any other competent official in the Republic of South Africa and then and there to act as our Attorney and Agent and to pass transfer to:

LAGOONBAY LIFESTYLE ESTATE (PROPRIETARY) LIMITED
Registration Number 2001/022460/07

the property described as:

PORTION 66 (A PORTION OF PORTION 1) OF THE FARM HOOGE
KRAAL NO. 238
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE

IN EXTENT: 15,6191 (FIFTEEN COMMA SIX ONE NINE ONE)
HECTARES

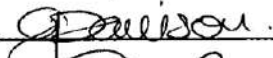
HELD BY Deed of Transfer No. T4899/2003 and T26252/1967 and
T3244/1968

the said property having been sold by us on 20 October 2009, to the said transferee/s for the sum of R12 000 000,00 (Twelve Million Rand)

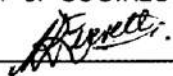
and further cede and transfer the said property in full and free property to the said Transferee; to renounce all right, title and interest which the Transferor heretofore had in and to the said property, and generally, for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, to all intents and purposes, as the Transferor 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 GEORGE on 18 December 2009 ✓
in the presence of the undersigned witnesses.

AS WITNESSES :

1. 
2. 


On behalf of SOOIKLOOF FARM
CC


RYKIE EVERETT (FORMERLY)
BOTH


BELINDA GERBER (FORMERLY
BOTH)

SARS

179

TRANSFER DUTY

TD2

Receipt or exemption certificate

Part 2

Transfer Duty Act, 1949

Details of seller(s)/transferor(s)

Full name of seller/
transferor (1)

SOOIKLOOF FARM CC

Identity/Trust/CC/
Company number

Registration Number 2002/081283/23

Full name of seller/
transferor (2)

RYKIE EVERETT (formerly Botha)

Identity/Trust/CC/
Company number

370824 0023 08 0

Details of purchaser(s)/transferee(s)

Full name of purchaser/
transferee (1)

LAGOONBAY LIFESTYLE ESTATE (PROPRIETARY) LIMITED

Identity/Trust/CC/
Company number

Registration Number 2001/022460/07

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

Details of purchase transaction

Transfer Duty payable on

R12 000 000,00

being total consideration

☒ or fair value ☐

Date of acquisition

20 October 2009

Bought by:

☒ Private Treaty X☐ Public Auction

Consideration

R12 000 000,00

Any other consideration
payable

SARS reference

Total consideration

R12 000 000,00

Conveyancer's/Attorney's file reference

GS0102
SOOIKLOOFDescription of property
(as per Deeds Registry)

PORTION 66 (A PORTION OF PORTION 1) OF THE FARM HOOGE KRAAL NO. 238
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE;
IN EXTENT 15,6191 (FIFTEEN COMMA SIX ONE NINE ONE) HECTARES

Declaration by Conveyancer/Attorney

I **NIEL HAYCOCK (Haycock Attorneys)**

(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

18/12/2009

Date

RECEIPT/EXEMPTION

Kruger Haycock and Associates Inc
7 Cathedral Square
Cathedral Street
P O Box 879
George
6530

2009-12-22 189025615
(Transfer Duty)
R 960.000.00
CHEQUE





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

BELINDA GERBER (formerly Botha)

Identity/Trust/CC/
Company number

620818 0017 08 2

Income Tax reference number

N/A

If you are not registered for Income Tax, state your annual income from all sources

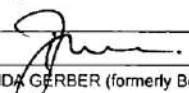
If you are a VAT vendor, state your VAT registration number

If you are a non-resident, state country of residence and passport number

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.
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.

YES

NO ☒BG 
BELINDA GERBER (formerly Botha)

18/12/2009

Date



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

BELINDA GERBER (formerly Botha)

Identity/Trust/CC/
Company number

620818 0017 08 2

Income Tax reference number

N/A

If you are not registered for Income Tax, state your annual income from all sources

If you are a VAT vendor, state your VAT registration number

If you are a non-resident, state country of residence and passport number

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

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.

YES

NO ☒

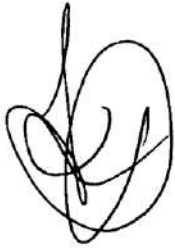
BELINDA GERBER (formerly Botha)

Date

REVENUE
ON BEHALF OF THE
SOUTH AFRICAN
REVENUE SERVICE

179

3
8



Portion 66 (A Portion of Portion 1)

CLEARANCE CERTIFICATE
MUNICIPALITY FOR THE AREA OF GEORGE
Authority is hereby issued in terms of Section 118 of Act 32/2000 for the registration of transfer of the property herein described.
Valid until: 19.02.2010
19.02.2010
22.12.2009
DATE
DIRECTOR: FINANCIAL SERVICES

MUNICIPALITY OF GEORGE
DIRECTORATE OF
FINANCIAL SERVICES

2009-12-22

DIREKTOR: AT
FINANSIËLE DIENSTE
MUNISIPALITEIT VAN GEORGE

Kruger Haycock and Associates Inc
7 Cathedral Square
Cathedral Street
P O Box 879
George
6530

Prepared by me

CONVEYANCER
HAYCOCK N

POWER OF ATTORNEY TO PASS TRANSFER

We, the undersigned

1. **MARTHINUS DANIEL BOTHA** duly authorised hereto by a resolution of the members of
SOOIKLOOF FARM CC
Registration Number 2002/081283/23
2. **RYKIE EVERETT (formerly Botha)**
Identity Number 370824 0023 08 0
Married out of community of property
3. **BELINDA GERBER (formerly Botha)**
Identity Number 620818 0017 08 2
Unmarried

do hereby nominate and appoint

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 at Cape Town or any other competent official in the Republic of South Africa and then and there to act as our Attorney and Agent and to pass transfer to:

LAGOONBAY LIFESTYLE ESTATE (PROPRIETARY) LIMITED
Registration Number 2001/022460/07

the property described as:

PORTION 66 (A PORTION OF PORTION 1) OF THE FARM HOOGE
KRAAL NO. 238
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE

IN EXTENT: 15,6191 (FIFTEEN COMMA SIX ONE NINE ONE)
HECTARES

HELD BY Deed of Transfer No. T4899/2003 and T26252/1967 and
T3244/1968

the said property having been sold by us on 20 October 2009, to the said transferee/s for the sum of R12 000 000,00 (Twelve Million Rand)

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 Transferor 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 Transferor 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 GEORGE on
in the presence of the undersigned witnesses.

AS WITNESSES :

1. _____
2. _____

On behalf of SOOIKLOOF FARM
CC

RYKIE EVERETT (FORMERLY)
BOTH A

BELINDA GERBER (FORMERLY
BOTH A)

REPUBLIC OF SOUTH AFRICA

179

4

Case No. 5840 20 03

DECREE OF DIVORCE

IN THE SOUTHERN DIVORCE COURT

AT KING WILLIAM'S TOWN ON THE

16 DAY OF OCTOBER 20 03

BEFORE S S MPUSHE ACTING PRESIDING OFFICER

IN THE MATTER BETWEEN

BELINDA GERBER (Prev. Westraadt, Born Botha) PLAINTIFF
I.D 620818 0017 00 9

AND

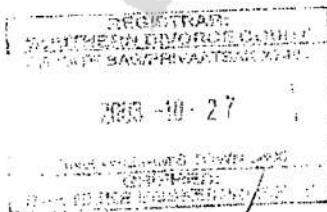
JOHAN GERBER DEFENDANT
I.D 541011 5070 001

Having heard Mr. Counsel/Attorney
for Plaintiff, and having read the documents filed of record, and/or having
heard the evidence viva voce;

IT IS ORDERED

That the bonds of marriage subsisting between Plaintiff and Defendant be
and are hereby dissolved.

The terms of the DEED OF SETTLEMENT are hereby incorporated
and made an order of Court.



By Order of the Court

[Handwritten signature]
VAN ZYL J.A.

Z C NDZWAIBA
Registrar

CERTIFIED A TRUE COPY
OF THE ORIGINAL.
GESERTIFISEER 'N WARE AFSCRIF
VAN DIE OORSPRONKLIKE.

9/10/03.
CASE NO 5840/2003

DIVORCE AGREEMENT:

I, JOHAN GERBER I.D. 5410 11 5070 084.
LIVING AT 8 LANGENHOVEN STREET KING
WILLIAM'S TOWN AND: BELINDA GERBER
I.D. 620818001702 LIVING AT 8 LANGENHOVEN
STR. KING WILLIAM'S TOWN HEREBY AGREE
TO GET DIVORCED AND SETTLE AS FOLLOWS:

- 1.) BELINDA GERBER WILL GET HALF OF
THE FURNITURE IN OUR HOUSE.
- 2.) BELINDA GERBER WILL GET ONE OPEL
CORSA MOTOR VEHICLE WHICH I, JOHAN
GERBER AGREE TO PAY FOR. SHE WILL
HOWEVER BE RESPONSIBLE FOR PAYMENT
OF INSURANCE AND MAINTENANCE ON THIS
VEHICLE.
- 3.) BELINDA GERBER WILL BE ON MY
MEDICAL AID AS SHE IS CURRENTLY AND
WILL BE COVERED BY THIS MEDICAL AID
ACCORDING TO ITS RULES AND BENEFITS
ONLY FOR A PERIOD OF TWO YEARS AFTER
THE DIVORCE.



4) I, JOHAN GERBER AGREE TO PAY TO
BEEINDA GERBER THE AMOUNT OF R4000-00
PER MONTH FOR A PERIOD OF TWO YEARS
AFTER OUR DIVORCE.

5) I, JOHAN GERBER AGREE TO PAY FOR
THE REMOVAL OF HER FURNITURE TO WHEREVER
SHE WILL SETTLE.

SIGNED ON THIS 9TH DAY OF OCTOBER 2003
AT KING WILLIAM'S TOWN.

J. GERBER

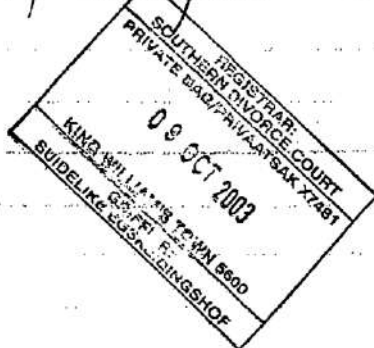
B. GERBER

1st
2nd

Witness
Witness

1st
2nd

Witness
Witness



0

179

G.P.S. 1743765—1961-62—15,000-10. S.

Inkomste/Revenue 224.

Nº 128499

REPUBLIEK VAN SUID-AFRIKA.

REPUBLIC OF SOUTH AFRICA.

VERKORTE HUWELIKSERTIFKAAT.
Uitgereik kragtens artikel 40 van Wet No. 17 van 1923.ABRIDGED MARRIAGE CERTIFICATE.
Issued in terms of Section 40 of Act No. 17 of 1923.

Gesertifiseer 'n ware uittreksel uit die huweliks-register van:—

Certified a true extract from the marriage register of:—

Man: Van
Husband: Surname
Voorname
First NamesBatha
Marthinus ChristoffelVrou: Van
Wife: Surname
Voorname
First NamesLourens
RykjeDatum van huwelik:
Date of marriage

30 maart 1961

Plek, distrik, provinsie van huwelik
Place, district, province of marriageGeorge, distrik George,
KaapprovinsiePersoonsnommer: Man
Identity Number: Husband

042-936 765

Vrou
Wife

050-142 780

Ras: Man
Race: Husband

Blanke

Vrou
Wife

Blanke

Ouderdom en datum van geboorte: Man
Age and date of birth: Husband

28 jaar 10 maande (5 Mei 1932)

Vrou
Wife

23 jaar 7 maande (24 Aug 1937)

Op of sonder huweliksvoorwaardes
With or without ante-nuptial contract

op huweliksvoorwaardes

OPMERKINGS*
REMARKS*Huweliksbevestiger, Landdros, Registrateur, Assistent-
registrator.
Marriage Officer, Magistrate, Registrar, Assistant
Registrar.

25 c.

* In die geval van Natuurlike meld of (a) gemeenskap van goedere uitgesluit kragtens artikel 22 (6) van Wet No. 38 van 1927, of (b) in gemeenskap van goedere en van wins en verlies kragtens artikel 22 (6) van Wet No. 38 van 1927.

* In the case of Natives state whether (a) community of property excluded in terms of section 22 (6) of Act No. 38 of 1927, or (b) in community of property and of profit and loss in terms of section 22 (6) of Act No. 38 of 1927.

CERTIFIED A TRUE COPY
OF THE ORIGINAL.
GESERTIFISEER 'N WARE AFSKRIF
VAN DIE OORSPRONKLIKE.

179

68

No 219789

B.M.D. 6 (A).
Revenue/Inkomste 232.

REPUBLIC OF SOUTH AFRICA.

REPUBLIEK VAN SUID-AFRIKA.

ABRIDGED DEATH CERTIFICATE

VERKORTE STERFTESERTIFIKAAT

Issued in terms of Section 40 of Act No. 17 of 1923.

Uitgereik krachts artikel 40 van Wet No. 17 van 1923.

Certified a true extract from the death register of:—

Gesertifiseer 'n ware uittreksel uit die sterfte-register van:—

Identity Number N.B.
PersoonsnommerSurname Botha
VanFirst Names MARTINUS CHRISTOFFEL.
VoornamenDate of Death TEN MAART 1965
Datum van afsterweSex MANLIK
GeslagDistrict of Death RIVERSDAL.
Distrik van afsterweRace BLANK
RasAge and Date of Birth 34 JR (5/3/1931)
Ouderdom en datum van geboorteMarital Status GETROUD
HuweliksstaatOccupation MOTORWERKTUIGKUNDIGE
BeroepPension (if any) SKEDDEBREUK. (MOTORONGELUK)
Pensioen (indien enige)Causes of Death
Oorsake van doodDuration of Disease or Last Illness
Duur van kwaal of laaste siekteMedical Practitioner
GeneesheerEntry Number 88/65
InskrywingsnommerPlace 28-5-1965
Plek
Date
Datum

F. L. Williams
Registrar, Assistant Registrar, District Registrar.
Registrateur, Assistent-registrateur, Distriksregistrateur.
DISTRIKS REGISTRATIEUR
RIVERSDAL

25c
Conveyance
VAN ZYS J.A.

CERTIFIED A TRUE COPY
OF THE ORIGINAL.
GESERTIFISEER 'N WARE AFSCRIF
VAN DIE OORSPRONKLIKE.

PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN
PREPARED BY DRS88814 - NOZIQHANO AYDIOFU

DATE : 20180113 TIME : 11:46:59.0 PAGE : 1

TRACK NUMBER : 88884762291

BLACK-BOOKING ENQUIRY ON NAME - SODILOOF FARM C C
ID NUMBER - 208298128323
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 ***

PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN
PREPARED BY : DRS88014 - NOZIQHANI AYINDU

8f
DATE : 20100113 TIME : 11:47:16.3 PAGE : 1

TRACK NUMBER : 80004702201

BLACK-BOOKING ENQUIRY ON NAME - EVERETT RYKIE
ID NUMBER - 3708240023007
BIRTH DATE -
MARITAL STATUS -
MAIDEN NAME - BOTHA
TYPE OF PERSON - PRIVATE PERSON

PERSON NAME AND ID

CONTRACTS/INTERDICTS

NOTED ON MICROFILM REF

EVERETT RYKIE

3708240023007

H5432/1993

0

1994 0022 1516

** 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 ***

PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN
PREPARED BY : DRS08014 - NOZIQHAMO AYINOFU

91
DATE : 20180113 TIME : 11:47:33.7 PAGE : 1

TRACK NUMBER : 80004702201

BLACK-BOOKING ENQUIRY ON NAME - GERBER BELINDA
ID NUMBER - 620818
BIRTH DATE - 0
MARITAL STATUS -
MAIDEN NAME -
TYPE OF PERSON -

PERSON DOES NOT EXIST

** 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 ***

PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN
PREPARED BY : DRS68914 - NOZIQHANI AYINOFU

10 l
DATE : 20100113 TIME : 11:47:59.8 PAGE : 1

TRACK NUMBER : 88004702201

BLACK-BOOKING ENQUIRY ON NAME - BOTHA RYKIE
ID NUMBER - 3708240023007
BIRTH DATE - 08/01/1975
MARITAL STATUS - UNMARRIED
MAIDEN NAME - *LOURENS
TYPE OF PERSON - PRIVATE PERSON

PERSON NAME AND ID	CONTRACTS/INTERDICTS	NOTED ON MICROFILM REF
BOTHA RYKIE	3708240023007 H4188/1975	0
	3708240023007 H843/1961	0
	3708240023007 VA8495/2009-T26252/1967	20091119

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*** END OF REPORT ***

PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN
PREPARED BY : DRS88814 - NOZIQHAMO AYINOFU

DATE : 20100113 TIME : 11:48:15.6 PAGE : 1

TRACK NUMBER : 88004782201

BLACK-BOOKING ENQUIRY ON NAME - BOTHA BELINDA
ID NUMBER - 620818
BIRTH DATE - 0
MARITAL STATUS -
MAIDEN NAME -
TYPE OF PERSON - PRIVATE PERSON

PERSON NAME AND ID

CONTRACTS/INTERDICTS

NOTED ON MICROFILM REF

BOTHA BELINDA

620818
620818

VA1992/2000-T3244/1968
VA8672/2009-T3244/1968

20000515 2000 0356 5567
20091126

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*** END OF REPORT ***

TRACK NUMBER : 88004702201

PROPERTY DETAILS PRINT FOR PORTION 66
FARM NO 238
REG DIV GEORGE RD

PROVINCE WESTERN CAPE
PREV DESCRIPTION PTN OF 1
DIAGRAM DEED NO T20995/1952
EXTENT 15,6191 H
CLEARANCE OUTENIQUA DC
FARM NAME HOOGE KRAAL

NO INTERDICTIONS

DOCUMENTS
VA1992/2000
VA8495/2009
VA8672/2009
FARM GE 238/00

HOLDER & SHARE
BOTHIA BELINDA - T3244/1968
T26252/1967
T3244/1968

AMOUNT R0.00
O/P/A MICROFILM REF MDD
2000 0356 5567 0515
1119
1126

1985 0033 1134

OWNER DETAILS

FULL NAME & SHARE
BOTHIA RYKIE
0.500000 1/2
BOTHIA BELINDA
0.250000 1/4
SODIKLOOF FARM C C
0.250000 1/4

PURCH DATE	AMOUNT/REASON	O/P/A	IDENTITY	TITLE DEED	MDD	MICROFILM REF
			3708240023007	T26252/1967	1114	2000 0356 5584
			620818	T3244/1968	0221	2000 0356 5574
			200208120323	T4899/2003	0127	2003 0200 0518
20021111	R50571.00					

THE SUM OF THE SHARE TOTALS IS : 1.000000

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

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*** END OF REPORT ***