

**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 geliasseer:  
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:**

Interdike nagesien Interdicts checked		Opmerkings / Remarks	Paraaf Initials
Datum / Date	Paraaf Initials	(1) Dorp goedgekeur (geproklameer) Township approved (proclaimed)	
		(2) Begiftigingserwe Endowment erven	
		(3) Begiftiging Endowment	
		(4) Voorwaardes Conditions	
		(5) Mikroskopiese Ruilere	
		(6) Algemene Plan General Plan	
		(7) Titellakte Title Deed	
		(8) Verbanne teen dorps-titel Bonds against township title	
		(9) Datum nagesien Date checked	

Kantoor instruksies / Office instructions:  
Seksie / Section

**EXECUTION / UITVOERING**

Deeds Reg A/C No: **Hennie Oosthuizen**  
CTN **301** TEL: (021) 914 7370  
Akte Kant Rek Nr. Ref No / Verw. Nr **V1433(VIS)**

25 APR 2016

**A. VIR AKTEKANTOOR GEBRUIK / FOR DEEDS OFFICE USE:**

Datum van indiening / Date of lodgement

**LODGED**  
2016-04-13  
**INGEDIEN**

1.	Ondersoekers / Examiners	Kamers Rooms	Skakeling / Linking	Reject Verwerp	Passeer Pass
1.	<b>E. RAMAFALO</b>	1228			
2.	<b>N. MOT HARANE 1228</b>	114			
3.					

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

Aard van Akte / Nature of Deed: **Transfer:**  
**Bradcam Pty Ltd**

t.g.v. / i.f.o. **Sebumo Tude Guest Services**

**T000023937 / 2016**


Skakeling / Linking	Titellaktes / Title deeds within
1	T110766/2002

**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	Bradcam / Sebumo Tude	<b>H.M. OOSTHUIZEN</b>	301
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				

**EXAMINER'S NOTES INSIDE**

**HANDED IN FOR EXECUTION**  
2016-04-28  
CAPE TOWN  
**HANDED IN FOR EXECUTION**

**080006258054**

Registrasie versoek deur /  
Registration requested by: \_\_\_\_\_ Datum /  
Date: \_\_\_\_\_

(Kort beskrywing van eiendom (legs para 1 in Akte) / Brief description of property (merely para 1 in Deed)  
 of 112 Stanford

For Information Only

① Condition D on deed to be brought forward on P.A

⑦ e

see edward  
on 15 y (H.M.)

N. MOTLABANE 1228

2016-04-20

② Amend Condition D in deed  
e. instance. Redwood  
Heron.

E. RAMAFALO

26/04/2016

Done

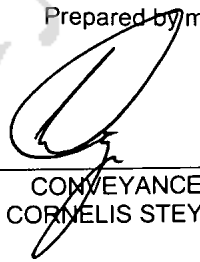
Deed  
PA  
TDR  
RCC  
C/Cat  
Title.

For Information Only

301 HENNIE  
OOSTHUIZEN

Vorster & Steyn  
Mitchell House  
16 Mitchell Street  
HERMANUS  
7200

Prepared by me



CONVEYANCER  
LUCAS CORNELIS STEYN

Fee endorsement		Office fee
	Amount	
Purchase price/Value	R. 1 020 000,00	R. 990,00
Mortgage capital Amount		R.
Reason for exemption	Section 12. a	

T 000023937 / 2016

### DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

Johannes Hendrik Blaauw

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 HERMANUS on 4 MARCH 2016 granted to him by

**BRADCAM PROPRIETARY LIMITED**  
Registration Number 1970/006019/07

DATA / CAPTURE  
12 MAY 2016  
MTYATYAMBA NOLUVO

DATA / VERIFY  
17 MAY 2016  
VAN WYK JESSE

fy

And the appearer declared that his said principal had, on 18 February 2016, 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:

**SEBUMO TUDE GUEST SERVICES AND MORE CC**  
**Registration Number 2003/068880/23**

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

**ERF 1772 STANFORD in the Overstrand Municipality, Division of Caledon, Western Cape Province**

**IN EXTENT 3,3306 (THREE COMMA THREE THREE ZERO SIX) Hectares**

**FIRST REGISTERED and still held by Certificate of Registered Title No 110766/2002 with Diagram SG No 3550/2002 relating thereto.**

- A. SUBJECT** to the conditions referred to in Deed of Transfer No 8032/1930.
- B. SUBJECT FURTHER** to the condition referred to in the endorsement dated 13 November 1947 on Deed of Transfer No 3554/1945, which endorsement reads as follows:-

**"REMAINDER**  
**REGISTRATION OF SERVITUDE**

By Deed of Transfer No 22045 dd 13/11/1947 the remainder held hereunder is subject to the condition that the owner and his successors in title of Portion 14 thereby transferred shall be entitled to the full stream of water rising from the borehole situate on said Remainder on the Western boundary of Portion 14 as shown on diagram thereto annexed every day from 8pm to 8am together with the right of ingress and egress during the said hours to lead water onto the said Portion 14 as will more fully appear on reference to said Deed of Transfer."

- C. ENTITLED** to the benefit of a servitude right of pipeline 5 metres wide, the eastern, south eastern and southern boundaries of which pipeline are indicated by the line ABCDEFGH on Servitude Diagram No 4631/94 over Erf 1197 Stanford measuring 2,2139 hectares held under Deed of Transfer No T79985/1994 as will more fully appear from the said Deed of Transfer and the endorsement dated 24<sup>th</sup> October 1994 on the said Deed of Transfer No 8094/1962.
- D. By Deed of Transfer No T110767/2002** the within property is entitled to a access Servitude indicated by the figure BEFG on Diagram SG No. 3550/2002 annexed to CRT No. T110766/2002 over the Remainder of Portion 13 of the Farm Riverside No. 644 measuring 282.1367 ha and held by Deed of Transfer No. T110767/2002.

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

**BRADCAM PROPRIETARY LIMITED**  
**Registration Number 1970/006019/07**

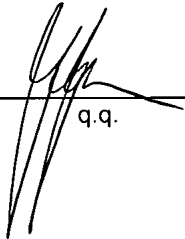
heretofore had to the premises, did in consequence also acknowledge it to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

**SEBUMO TUDE GUEST SERVICES AND MORE CC**  
**Registration Number 2003/068880/23**


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 R1 020 000,00 (ONE MILLION TWENTY 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 29 April 2016

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

In my presence

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

1-6-7E  
①

Vorster & Steyn  
Mitchell House  
16 Mitchell Street  
HERMANUS  
7200

Prepared by me

CONVEYANCER  
LUCAS CORNELIS STEYN

301 HENNIE  
OOSTHUIZEN

## POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

**GEORG SCHWEGLER**  
duly authorised hereto by a resolution of the Directors of  
**BRADCAM PROPRIETARY LIMITED**  
Registration Number 1970/006019/07

do hereby nominate and appoint

**HENDRIK MALHERBE OOSTHUIZEN** or **NADIA MATTHYSEN**, or **NASHREEN TALIEP** or **JACQUES ETTIENNE STEYL** or **MEYER DE WAAL**

**JOHANNES HENDRIK BLAAUW**

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:

**SEBUMO TUDE GUEST SERVICES AND MORE CC**  
Registration Number 2003/068880/23

the property described as:

**ERF 1772 STANFORD** in the Overstrand Municipality, Division of Caledon, Western Cape Province

**IN EXTENT 3,3306 (THREE COMMA THREE THREE ZERO SIX) Hectares**

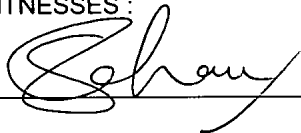
**HELD BY Certificate of Registered Title Number T110766/2002**


the said property having been sold by me on 18 February 2016, to the said transferee/s for the sum of R1 020 000,00 (One Million Twenty 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 HEERMANUS on 4 MARCH 2016  
in the presence of the undersigned witnesses.

AS WITNESSES :

1. 

2. 

  
On behalf of BRADCAM  
PROPRIETARY LIMITED

For Information





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**Transfer Duty Declaration** **TDREP**

**Reference Details**

Transfer Duty Reference Number: TDE01A6CF6

**Details**

Details of Seller / Transferor / Time Share Company			
Surname / Registered Name	BRADCAM PROPRIETARY LIMITED	Full Name	BRADCAM PROPRIETARY LIMITED
Company / CC / Trust Reg No.	197000601907	Marital Status	
Details of Purchaser / Transferee			
Full Name	SEBUMO TUDE GUEST SERVICES AND MORE CC	Surname / Registered Name	SEBUMO TUDE GUEST SERVICES AND MORE CC
Company / CC / Trust Reg No.	200306888023	Marital Notes if applicable	
Details of the Property			
Date of Transaction/Acquisition (CCYYMMDD)	2016-02-18	Total Consideration	R 1020000.00
Total Fair Value	R 1020000.00		
Calculation of Duty and Penalty / Interest			
Transfer Duty Payable on Natural Person	R 0.00		
Property Description			
1 ERF 1772 STANFORD in the Overstrand Municipality, Division of Caledon, Western Cape Province IN EXTENT 3.3306 (THREE COMMA THREE THREE ZERO SIX) Hectares			

**Exemption Certificate**

Exemption Certificate Details	
Transfer Duty Reference No.	TDE01A6CF6
Exempt in terms of Section 9 of the Transfer Duty Act	Other
Exemptions allowed by another Act	Section 9(15)

**Declaration by Conveyancer / Attorney**

<p>I certify that this is a true copy of the transfer duty declaration / receipt / exemption certificate drawn from the SARS eFiling site, which will be retained by me for 5 years from the date of registration of transfer.</p>	<p>XXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXX</p> <p>Please ensure you sign over the 2 lines of 'X's above</p>
<p>Date (CCYYMMDD): 20160406</p>	<p>For enquiries go to www.sars.gov.za or call 0800 00 SARS (7277)</p>

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(3) 2

301 HENRIE OOSTHUIZEN



OVERSTRAND LOCAL MUNICIPALITY

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

ISSUED BY OVERSTRAND LOCAL MUNICIPALITY

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

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

21 Digit Code (or Municipal Reference Number): MAUREEN DICKSON

Erven: 1772 ✓

Portion: 0

Extension: STANFORD

Zoning:

Registration division / Administrative District:

Suburb:

Town:

Sectional Title unit number:

Exclusive use area and number as referred to on the registered plan:

Real right:

Scheme registration number:

Sectional Title Scheme Name:

Registered owner: BRADCAM PROPRIETARY LIMITED (1970/006019/07)

Name and Identity/ Registration Number of all purchaser/s: SEBUMO TUDE GUEST SERVICES AND MORE CC (2003/068880/23)

This Certificate is valid until: 11/07/2016

Given under my hand at HERMANUS on 12/04/2016

Certified by HENDRIK MALHERBE OOSTHUIZEN (full name and surname) hereby certify that this is a print-out of a data message in respect of the original clearance certificate electronically issued by the Overstrand Local Municipality.

Contyancer

~~11 APR 2016~~ 12 APR 2016

Date

Digitally signed by Overstrand Municipality  
 Signee: Maureen Dickson  
 Sign date: 12/04/2016 07:49:26  
 Expiration date: 22/05/2017 03:24:00

MUNICIPAL MANAGER Overstrand Local Municipality Date issued: 12/04/2016 Authorised Officer: Maureen Dickson

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301 HENNIE OOSTHUIZEN

## CONVEYANCER'S CERTIFICATE

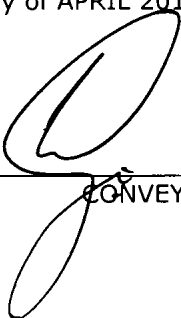
I, the undersigned,

LUCAS CORNELIS STEYN,

Conveyancer of Hermanus, do hereby certify:

1. That Bradcam Proprietary Limited, Registration Number 1970/006019/07, is the owner of Erf 1772 Stanford in the Overstrand Municipality, Division of Caledon, Western Cape Province.
2. That on 25 August 2008 Bradcam Proprietary Limited sold Erf 1772 Stanford to Suncam Construction CC, Registration Number 1998/004542/23, but that the sale was cancelled and the registration of the transfer did not take place.

THUS DONE and SIGNED at HERMANUS on the 6<sup>th</sup> day of APRIL 2016

  
\_\_\_\_\_  
CONVEYANCER

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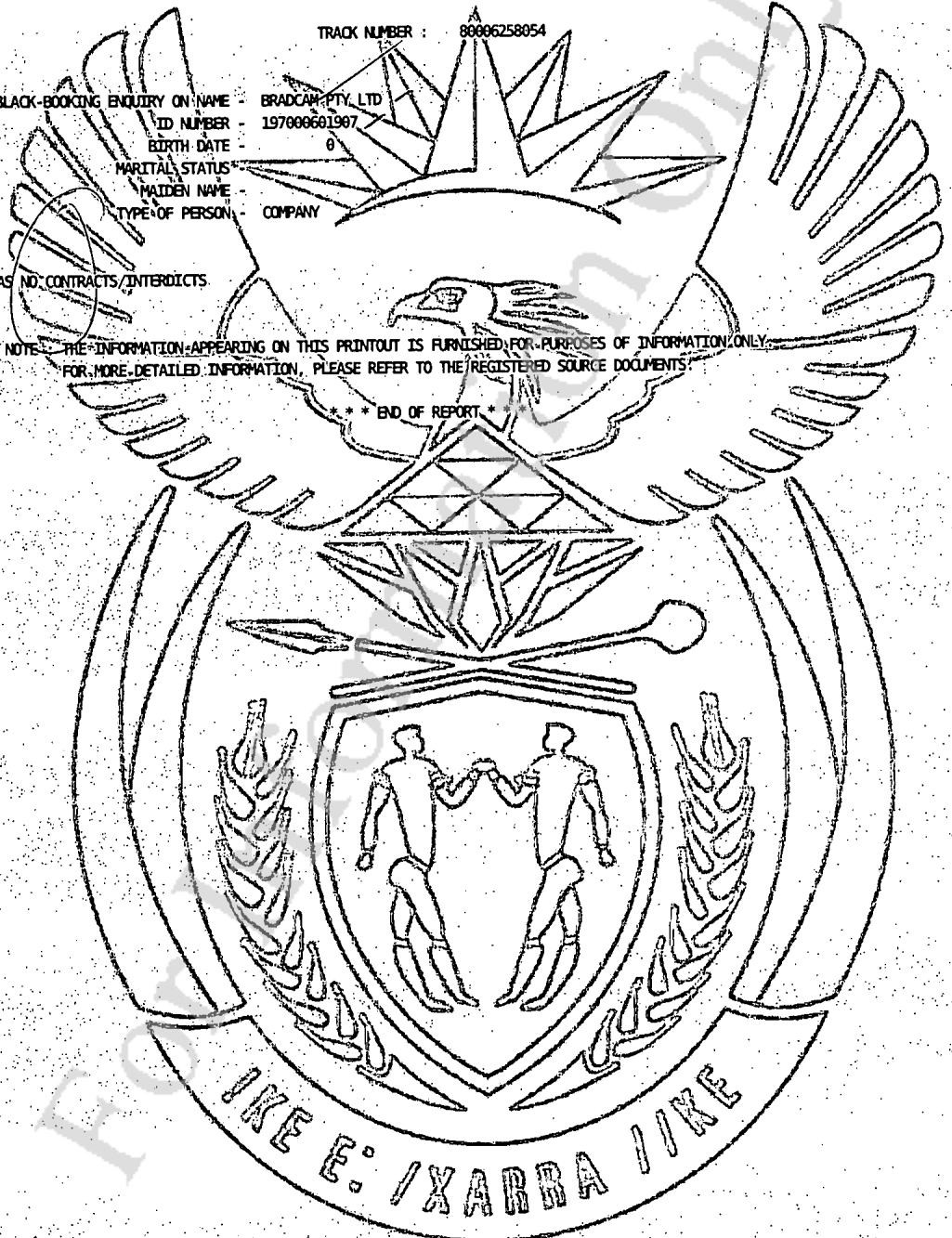
TRACK NUMBER : 88896258054

BLACK-BOOKING ENQUIRY ON NAME - BRADCAM PTY LTD  
ID NUMBER - 197006681907  
BIRTH DATE - 0  
MARITAL STATUS -  
MAIDEN NAME -  
TYPE OF PERSON - COMPANY

PERSON HAS NO CONTRACTS/INTERDICTIONS

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FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

\*\*\* END OF REPORT \*\*\*



(6) E  
h

TRACK NUMBER : 89896258054

PROPERTY DETAILS: PRINT FOR PORTION

0 :  
ERF NO 1772  
TOWNSHIP STANFORD  
REG DIV CALEDON RD

PROVINCE WESTERN CAPE  
PREV DESCRIPTION  
DIAGRAM DEED NO T110766/2002  
EXTENT 3,3386 H.  
CLEARANCE CALEDON DC

ORIGIN REASON SUBDIVISION FROM ORIGIN: PROPERTY  
REG DIV CALEDON RD , FARM NAME , FARM NO. 644 , PRTN 13

NO INTERDICTS

NO DOCUMENTS

OWNER DETAILS

FULL NAME & SHARE  
BRADCAM PTY LTD

PURCH. DATE AMOUNT/REASON O/P/A IDENTITY TITLE DEED  
19700601907 T110766/2002  
CRT

MDD MICROFILM REF  
1223 2003 0233 2215

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

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\*\*\* END OF REPORT \*\*\*

