

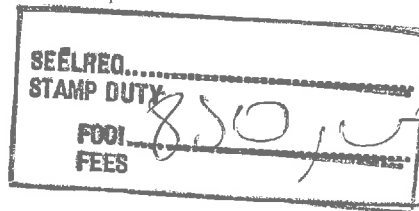
WESSELS + VAN ZYL

1074



0860 061 061

1150



VORSTER INC ATTORNEYS
J & W HOUSE
c/o Lenchen South & Grit Street
Zwartkops, Centurion

Prepared by me

VERBIND		MORTGAGE	
VR FOR R	/ 300 000-00	000013390 / 2025	
B 33001-2012		CANCELED RECEIVED	
26-07-2012		REGISTRAR/REGISTRAR	
		LAIUM	

CONVEYANCER
VORSTER JJ

DEED OF TRANSFER

54340 / 12

BE IT HEREBY MADE KNOWN THAT

JOHANNES JACOB VORSTER

appeared before me, REGISTRAR OF DEEDS at Pretoria, he the said Appearer
being duly authorised thereto by a Power of Attorney signed at PRETORIA on 5TH
day SEPTEMBER 2011 and granted to him by

The Trustees for the time being of JOHAN PRETORIUS TRUST
Registration Number IT1619/1990

And the Appearer declared that his said principal had truly and legally sold on 15 August 2011 and that he, the said Appearer, in his capacity aforesaid, did, by these presents, cede and transfer to and on behalf of

KOENIE SLABBERT
Identity Number 590301 5052 08 7
and
UNICE ERICA SLABBERT
Identity Number 600514 0166 08 6
Married in community of property to each other

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

ERF 1159 MONUMENTPARK EXTENSION 2 TOWNSHIP,
REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG

MEASURING 1359 (ONE THOUSAND THREE HUNDRED AND FIFTY
NINE) SQUARE METRES

FIRST REGISTERED BY DEED OF TRANSFER T8500/1976 AND HELD
BY DEED OF TRANSFER T32467/1993

SUBJECT to such conditions as are mentioned or referred to in the aforesaid Deed/s.

A. SUBJECT to the following conditions imposed by the Administrator under the provisions of the Townships and Town-Planning Ordinance, 1931:

- (a) The applicant and any other person or body of persons so authorised in writing by the Administrator shall, for the purpose of securing the enforcement of these conditions and any other conditions referred to in section 56 bis of Ordinance 11 of 1931, have the right and power to enter into and upon the erf at all reasonable times for the purpose of such inspection or inquiry as may be necessary to be made for the abovementioned purpose.
- (b) Neither the owner nor any other person shall have the right to make or permit to be made upon the erf for any purpose whatsoever any bricks, tiles or earthenware pipes or other articles of a like nature.
- (c) Neither the owner nor any other person shall have the right save and except to prepare the erf for building purposes, to excavate therefrom any material without the written consent of the local authority.
- (d) Except with the consent of the local authority no animal as defined in the local Authorities' Pounds Regulations as published under Administrator's Notice 2 of 1929, shall be kept or stabled on the erf.

- (e) Except with the written consent of the local authority no wood and/or iron buildings or buildings of unburnt clay brick shall be erected on the erf.
 - (f) Neither the owner nor any occupier of the erf shall sink any wells or boreholes thereon or abstract any subterranean water therefrom.
 - (g) Where, in the opinion of the local authority, it is impracticable for stormwater to be drained from higher lying erven direct to a public street, the owner of the erf shall be obliged to accept and/or permit the passage over the erf of such stormwater; Provided that the owner of any higher lying erven, the stormwater from which is discharged over any lower lying erf, shall be liable to pay a proportionate share of the costs of any pipeline or drain which the owner of such lower lying erf may find necessary to lay or construct for the purpose of conducting the water so discharged over the erf.
 - (h) Upon the submission to the Registrar of Deed of a Certificate by the local authority to the effect that the township has been included in a town-planning scheme and that the scheme contains conditions corresponding to the title conditions contained herein, such title conditions shall lapse.
 - (i) No French drains shall be permitted on the erf.
 - (j) Trenches which are dug on the erf for foundations, pipes or for any other purpose, shall be back-filled with wet soil and tamped to the satisfaction of the local authority.
 - (k) Sewerage and stormwater drainage pipes shall be fitted with flexible gaskets as joints to the satisfaction of the local authority.
 - (l) The owner of the erf shall take the necessary steps to ensure that downpipes on buildings will discharge drainwater away from the foundations of buildings to the satisfaction of the local authority.
- B.
- (a) The erf shall be used for the erection of a dwelling house only; Provided that with the consent of the Administrator after reference to the Townships Board and the local authority, a place of public worship or a place of instruction, social hall, institution or other buildings appertaining to a residential area may be erected on the erf.
 - (b) Not more than one dwelling house together with such outbuildings as are ordinarily required to be used in connection therewith, shall be erected on the erf; Provided that if the erf is subdivided or if such erf or portion thereof is consolidated with any other erf or portion of an erf, this condition may with the consent of the administrator be applied to each resulting portion or consolidated area.
 - (c) The main building, which shall be a complete building and not one partly erected and intended for completion at a later date,

shall be erected simultaneously with or before the erection of the outbuildings.

- (d) Buildings, including outbuildings, hereafter erected on the erf, shall be located not less than five (5) meters from the boundary thereof abutting on a street. (This restriction shall not apply to Erven 1051 to 1062 and 1064 to 1085).
 - (e) If the erf is fenced or otherwise enclosed, the fencing or other enclosing device shall be erected and maintained to the satisfaction of the local authority.
 - (f) The building may not exceed one storey in height.
- C.
- (a) The erf is subject to a servitude, 2 meters wide, in favour of the local authority for sewerage and other municipal purposes, along any two of its boundaries except a street boundary as determined by the local authority.
 - (b) No building or other structure shall be erected within the aforesaid servitude area and no large rooted trees shall be planted within the area of such servitude or within 2 meters thereof.
 - (c) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose; Provided that any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works shall be made good by the local authority.

D. DEFINITIONS

In the foregoing conditions the following terms shall have the meaning assigned to them:

- (a) APPLICANT means Tuckers Land Holdings Limited and its Successors in Title to the township;
- (b) DWELLING HOUSE means a house designed for use as a dwelling for a single family.

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

**The Trustees for the time being of JOHAN PRETORIUS TRUST
Registration Number IT1619/1990**

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

**KOENIE SLABBERT and UNICE ERICA SLABBERT, Married as
aforesaid**

their Heirs, Executors, Administrators or Assigns, now are and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R1 300 000,00 (ONE MILLION THREE HUNDRED THOUSAND RAND)

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

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

26 07 12

q.q.

In my presence

REGISTRAR OF DEEDS



REPUBLIC OF SOUTH AFRICA
NATIONAL IDENTITY CARD

Surname: SLABBERT
Names: KOENIG
Sex: M
Nationality: RSA

Identity Number: 9903015062567
Date of Birth: 01 MAR 1999
Country of Birth: RSA

Signature: 



Conditions:
This card has been issued by the
Department of Home Affairs in terms of the
Identification Act, Act 68 of 1997
If found please return to the Department of Home Affairs
For enquiry or verification purposes contact 0800 40 11 50

Date of Issue:
16 APR 2024

RSA

123621201





REPUBLIC OF SOUTH AFRICA
NATIONAL IDENTITY CARD

Surname: **SLABBERT**
Names: **UNICE ERICA**
Sex: **F**
Nationality: **RSA**
Identity Number: **6005140186086**
Date of Birth: **14 MAY 1980**
Country of Birth: **RSA**
Status: **CITIZEN**

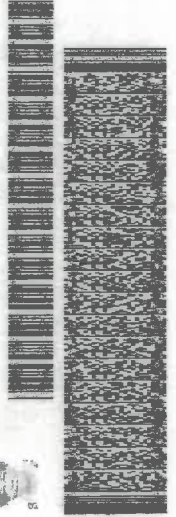

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For enquiry or replacement purposes contact 0800 90 11 99

Date of Issue:
16 FEB 2024

RSA


123645915





DATE OF ISSUE: 1998-09-17

DEPARTMENT OF HOME AFFAIRS
DEPARTEMENT VAN BINNENLANDSE ZAKE

8-5

PARTICULARS FROM THE REGISTRATION REGISTER OF
EDSCHEERREDELIJKE WED. HINDERREGISTER TO

MARRIAGE/HUWELIK

LAND: HUSBAND: 590301 5052 08 7
LAND: MAN: 5

SURNAME: SLABBERT
VAN: 1

FIRST NAMES: KOENIE
VOORNAAM: 1

DATE OF BIRTH: 1959-03-01
GEBOortedatum: 1

LAND: WIFE: 600514 0166 08 6
LAND: VROU: 1

SURNAME: HARLOW
VAN: 1

FIRST NAMES: UNICE ERICA
VOORNAAM: 1

DATE OF BIRTH: 1960-05-14
GEBOortedatum: 1

DATE OF MARRIAGE: 1994-10-22
DATUM VAN HUWELIK: 1

PLACE OF MARRIAGE:
PLAATS VAN HUWELIK: 1

DATE ISSUED: 1 1 1 1 1 1 1 1 1 1