

D216241-1 T

TRANSFER

Land Transfer Act 1952

This page does not form part of the Transfer.

TRANSFER

Land Transfer Act 1952

If there is not enough space in any of the panels below, cross-reference to and use the approved Annexure Schedule: no other format will be received.

Land Registration District
NORTH AUCKLAND

Certificate of Title No.	All or Part?	Area and legal description -- Insert only when part or Stratum, CT
105A	803	ALL

Transferor Surnames must be underlined
WARWICK RODNEY MEEHL, Builder and DENISE LEONIE MEEHL his wife both of Auckland

Transferee Surnames must be underlined
PHILIP JOHN FRY, Mechanic and RACHELLE LYNN MOIR, Accounts Clerk both of Auckland

Estate or Interest or Easement to be created: Insert e.g. Fee simple; Leasehold in Lease No.; Right of way etc.
Fee simple and the transferee shall be bound by a fencing covenant as defined in Section 2 of the Fencing Act 1978 in favour of the Transferor and subject to a Land Covenant (continued on page 2 and 3 annexure schedule)

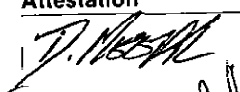
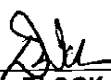
Consideration
ONE HUNDRED AND FORTY FIVE THOUSAND DOLLARS (\$145,000.00)

10CAW1	13/11/1997	13763
NZ Stamp Duty		Stamp
Self assessed duty		\$0.00

Operative Clause
For the above consideration (receipt of which is acknowledged) the TRANSFEROR TRANSFERS to the TRANSFEEE all the transferor's estate and interest described above in the land in the above Certificate(s) of Title and if an easement is described above such is granted or created.

Dated this 6th day of December 1996

Attestation

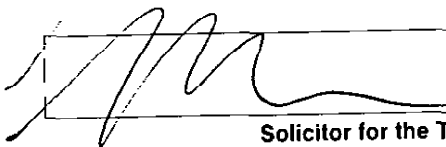

Signature of Witness 

Witness to complete in BLOCK letters (unless typewritten or legibly stamped)

Witness name: S O Van Mourik
Occupation: S O Van Mourik
Address: SHELLEY VAN MOURIK
LEGAL EXECUTIVE
AUCKLAND

Signature, or common seal of Transferor

Certified correct for the purposes of the Land Transfer Act 1952
Certified that no conveyance duty is payable by virtue of Section 24(1) of the Stamp and Cheque Duties Act 1977.
(DELETE IN APPL CABLE CERTIFICATE)


Solicitor for the Transferee

Annexure Schedule

Insert below
"Mortgage", "Transfer", "Lease" etc

Dated

Page

of

Pages

Continuation of "Estate or Interest or Easement to be created"

The transferor when registered proprietor of the land formerly contained in CT 13A/851 subdivided the land into residential lots in the manner shown and defined on DP 172105 **AND WHEREAS** it is the transferor's intention to create for the benefit of the land in the Certificates of Title set out in Schedule A (hereinafter referred to as the "Dominant Lots") the land covenant set out in Schedule B over the land in Certificate of Title 105/803 (hereinafter referred to as the "Servient Lot") **TO THE INTENT** that the servient lot shall be bound by the stipulations and restrictions set out in Schedule B hereto and that the owners and occupiers for the time being of the dominant lots may enforce the observance of such stipulations against the owners for the time being of the servient lot.

AND AS INCIDENTAL to the transfer of the fee simple so as to bind the servient lot and for the benefit of the respective dominant lots the transferee **DOETH HEREBY COVENANT AND AGREE** in the manner set out in the schedule B hereto so that the covenants run with the servient lot for the benefit of the respective dominant lots as described in Schedule A.

SCHEDULE A

Certificates of Title No.

105A/802
105A/803
105A/804
105A/805
105A/806
105A/807

SCHEDULE B

1. Not to erect on the property any building except a single new dwelling house with a garage and other building normally appurtenant for which the current contract replacement cost shall be not less than \$145,000.00 plus GST provided that such minimum current contract replacement costs shall be increased by the amount of the percentage increase from 1st August 1994 shown in the Domestic Building Cost Index for the Auckland area prepared by the New Zealand Master Builders Federation Inc or its successor, plus goods and services tax. A certificate from a Registered Valuer/Architect shall be accepted by the vendor a prima facie verification of any current contract replacement cost and percentage increases.
2. Not to erect or permit to be erected on the property any second hand transported house or allow any second hand material to be used or incorporated into any improvements on the property, including fencing.
3. Not to erect or permit to be erected on the property any residential dwelling that has:
 - (i) Any exterior walls or roofing constructed of corrugated iron.
 - (ii) Exterior cladding of flat fibrolight or flat asbestos cement.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

P-F KM

Annexure Schedule

TRANSFER

Dated

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Pages

Continuation of "Estate or Interest or Easement to be created"

- 4. Not to permit or suffer the erection of any temporary building or structure upon the land except such as may be used in conjunction with the construction of permanent buildings and which will be removed from the land upon completion of the work.
- 5. Not to permit or suffer the said land to be occupied or used as a residence either by the erection of temporary structures or the placing thereon of vehicles used for human habitation and to use the land as a residence only after a building has been substantially completed in accordance with the terms of this covenant and the requirements of the local authority.

Continuation of "ATTESTATION"

Signed in my presence by the Transferee

Signature of Transferee:

Signature of witness:

S D Van Mourik

Witness Name:

Occupation:

SHELLEY VAN MOURIK
LEGAL EXECUTIVE
AUCKLAND

Address:

[Handwritten initials/signatures]

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

P.F. RM [Signature] M.R.M.

Approved by Registrar-General
of Land under No. 1995/1004

TRANSFER

Land Transfer Act 1952

*L/C via Trans
F/C*

2.1.1

11.00 17.NOV97 D 216241
PARTICULARS ENTERED IN REGISTER
LAND REGISTRY NORTH
ASST LAND REGISTR. 2.



Law Firm Acting
KERRY DEANE THE BAY LAW OFFICE SOLICITOR AUCKLAND

Auckland District Law Society
REF: 4135

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(except for "Law Firm Acting")

