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MEMORANDUM OF TRANSFER

WHEREAS MINNIE JANE WILLIAMS and MABEL MILLICENT SEABROOK both of Auckland in the Provincial District of Auckland and Dominion of New Zealand Spinsters (hereinafter called "the Vendors") are each registered as of an estate in fee simple proprietor of one undivided half share or moiety in that piece of land containing one rood and one and two tenths perches more or less being lot fifty four on a plan deposited in the Land Registry Office at Auckland under Number 19099 Town of Titirangi which said piece of land is part of allotment thirty five of the Parish of Waikomiti and is part of the land comprised in Certificate of title registered in Volume 491 folio 33 of the Register Book in the Land Registry Office at Auckland aforesaid AND WHEREAS by an Agreement for sale and purchase bearing date the twenty sixth day of March One thousand nine hundred and twenty eight Blanche Payne of Auckland aforesaid Spinster the then registered proprietor of the said piece of land above described agreed to sell the same to THELMA JOSEPHINE BOYES of Auckland aforesaid Spinster at or for the price or sum of seventy pounds but no Transfer in pursuance of such agreement has ever been executed AND WHEREAS the said Blanche Payne by her last Will and Testament bearing date the eighteenth day of July One thousand nine hundred and twenty eight gave and devised the whole of her real and personal estate to the said Minnie Jane Williams subject to the payment of her just debts funeral and testamentary expenses AND WHEREAS the said Blanche Payne died at Auckland aforesaid on the fourteenth day of April One thousand nine hundred and twenty nine without having altered or revoked her said last Will and Testament Probate whereof was granted by the Supreme Court of New Zealand in its Wellington Judicial District at Wellington on the twenty seventh day of May One thousand nine hundred and twenty nine to the Public Trustee the executor therein named AND WHEREAS by a certain Transmission registered in the Land Registry Office aforesaid under Number 28185 the Public Trustee became the registered proprietor of the said piece of land AND WHEREAS in pursuance of the terms of the said last Will and Testament of the said Blanche Payne the Public Trustee did by Memorandum of Transfer registered in the Land Registry Office aforesaid under Number 235702 transfer the said piece of land (inter alia) to the said Minnie Jane Williams AND WHEREAS in further pursuance of the terms of the said last Will and Testament the Public Trustee did by a certain Assignment bearing date the twelfth day of September One thousand nine hundred and twenty nine assign transfer and set over unto the said Minnie Jane Williams all the estate right title and benefit of the said Blanche Payne and the said Public Trustee of and in (inter alia) the said agreement for sale and purchase bearing date the twenty sixth day of March One thousand nine hundred and twenty eight AND

[Handwritten signature]

[Handwritten notes and stamps]

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WHEREAS the said Minnie Jane Williams sold to the said Mabel Millicent Seabrook (inter alia) one undivided half share or moiety in the said piece of land above described and one half share or interest in the said Agreement for sale and purchase at or for the price or sum of One hundred pounds AND WHEREAS in pursuance of such sale the said Minnie Jane Williams did by Memorandum of Transfer registered in the Land Registry Office aforesaid under Number 235703 transfer to the said Mabel Millicent Seabrook one undivided half share or moiety in the said piece of land above described and did by a certain Assignment bearing date the twelfth day of September One thousand nine hundred and twenty nine assign transfer and set over unto the said Mabel Millicent Seabrook one half share or interest in the sum of forty pounds being the balance of the purchase money then owing under the said Agreement for sale and purchase and all interest due and to become due for the same AND WHEREAS the said Thelma Josephine Boyes did on the eleventh day of February One thousand nine hundred and twenty nine inter-marry with and became the wife of Gerald Bartlett of Auckland aforesaid Clerk AND WHEREAS the said Thelma Josephine Bartlett sold the said piece of land to ARTHUR RICHARD BOYES Accountant and NORMAN FREDERICK BOYES Clerk both of Auckland aforesaid as tenants in common in equal shares at or for the price or sum of Thirteen pounds subject to the payment of the balance of purchase money of Forty pounds owing under the said agreement AND WHEREAS no Transfers in pursuance of the aforesaid sales under the said Agreement for sale and purchase bearing date the twenty sixth day of March One thousand nine hundred and twenty eight have ever been executed AND WHEREAS the said Thelma Josephine Bartlett and the said Arthur Richard Boyes and Norman Frederick Boyes have now requested the Vendors to transfer the said piece of land direct to the said Arthur Richard Boyes and Norman Frederick Boyes which the Vendors have agreed to do NOW THEREFORE IN CONSIDERATION of the premises and of the sum of forty pounds paid to the Vendors by the said Arthur Richard Boyes and Norman Frederick Boyes and of the sum of thirteen pounds paid to the said Thelma Josephine Bartlett by the said Arthur Richard Boyes and Norman Frederick Boyes (the receipts of which respective sums is hereby acknowledged) they the Vendors at the request and by the direction of the said Thelma Josephine Bartlett testified by her being a party to and executing these presents DOTH hereby TRANSFER to the said Arthur Richard Boyes and Norman Frederick Boyes all their respective estates and interests in the said piece of land above described, and for the consideration aforesaid the said Thelma Josephine Bartlett doth hereby ratify and confirm the said transfer and it is hereby agreed and declared that they the Vendors shall not be liable or called upon to erect or maintain or contribute towards the cost of erection or maintenance of any dividing or boundary fence between the land hereby transferred and any adjoining land owned by them but this proviso shall not enure to the

ARB

659/166

Section 10/12

Application No. _____

[Land and Deeds No. 9.

Order for N/C No. _____

[Form B.

Vol. 491 Folio 32

Transfer No. 266707

DRAFT CERTIFICATE OF TITLE.

This certificate, dated the 4th day of Decr, one thousand nine hundred and 21, under the hand and seal of the District Land Registrar of the Land Registration District of Auck, Witnesseth that Arthur Richard Boyes, accountant & Norman Frederick Boyes, clerk both of Auck

As t. in c.

As seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the Land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 1.2140 sq. m. being Lot 54 on a plan dep. in the L.R. at Auck as No 19099 of Town of Hibiscus) & being pt of Allot 35 of the Par of Wairomiti

ALR

The provisions of sections 16 and 17 of the Land Act, 1924, are applicable to the above-described land.

Assistant Land Regr.

Agreements to fencing contained in Transfers Nos 266355 to 266707

20,000/5/31-1877]

new

Assistant Land Registrar

benefit of any subsequent purchaser of such adjoining land and it is hereby declared for the purposes of the duty payable under the Stamp Duties Act 1923 that no instrument of agreement of sale in writing as defined by section 88 thereof was entered into between the said Thelma Josephine Bartlett and

A.P.L.

the said Arthur Richard Boyes and Norman Frederick Boyes

Memorandum of Understanding contained in Transfer No 230355
Subject to agreement as to Form of Instrument contained in Transfer No 230355

IN WITNESS whereof the said parties have hereunto

subscribed their names this *Eight* day of *October* One thousand nine hundred and thirty four

SIGNED by the said MINNIE JANE WILLIAMS)

in the presence of

A.P.L.
Solicitor
Auckland

M. J. Williams

SIGNED by the said MABEL MILLICENT

SEABROOK in the presence of

A.P.L.
Solicitor
Auckland

M. M. Seabrook

SIGNED by the said THELMA JOSEPHINE

BARTLETT in the presence of

A.P.L.
Solicitor
Auckland

T. J. Bartlett

SIGNED by the said ARTHUR RICHARD

BOYES in the presence of

A.P.L.
Solicitor
Auckland

A. R. Boyes

SIGNED by the said NORMAN FREDERICK

BOYES in the presence of

A.P.L.
Solicitor
Auckland

N. F. Boyes

No. 266707 Transfer of

Correct for the purposes of The Land

Transfer Act

Bo Prime.
Solicitor for the Purchaser.
Auckland

VORTH
MINNIE J. WILLIAMS & ANOR VENDOR

A.R. BOYES & ANOR PURCHASER.

Particulars entered in the Register Book
Vol. 491 folio 33. the 4th
day of December 1934 at 2
o'clock


DISTRICT LAND REGISTRAR
of the District of Auckland

659/166 *Fencing.*

Pl 49/33.
Area 0-1-01-2 being lot 54 on
Plan. 19099, Town of Titirangi &
being Pt of allot 35. Wai-komiti.
6-12-34

Plan. 19099
6-12-34

B
H

✓ *4. 12. 34*
NICHOLSON GRIBBIN ROGERSON & NICHOLSON
Solicitors.
Auckland.

20/1/35
2pm

