Mosdell, Pama & Cox

Attorneys • Notaries • Conveyancers

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Your ref:

Our ref: **VD/mk/RN2296**

12 February 2018

TO BE COLLECTED

MS S VOGEL
Plettenberg Bay

Dear Sir

TRANSFER: BEM PROPERTY (PTY) LTD // S VOGEL
ERF 2103 PLETTENBERG BAY

The documents having been released by the Deeds Office at Cape Town, we enclose herewith:

Deed of Transfer No T73487/2017.

Kindly acknowledge safe receipt by signing and returning the copy of this letter.

Yours faithfully,
MOSDELL PAMA & COX

Per ANDREW JOHN COX

Mosdell Pama and Cox Plettenberg Bay Inc (Registration Number: 2010/016500/21)
Directors: **Perino Pama**, BA LLB LLM • **Andrew Cox**, BA LLB • **Douglas Henney**, B.Proc • **Donald Curtis** LLB (cum laude)
Associates: **Celeste van Wyk** LLB • **Sabelo Hlohla** LLB
Consultants: **Clifford Mosdell** •**Yogesh Pama**,B Iuris • **Ed Harris**, BA LLB • **Louis Nel** B Iuris P.D.L • **Cindy Allan**, LLB
Marcelle Zachas LLB • **Erasmus "Rassie" Theron** B Iuris
Candidate Attorney: **Julie Maynard** B Com LLB (cum laude) H.Dip (Tax)

The phatshoane henney group is an association of independent firms, not practising in partnership and with separate liability

phatshoanehenney

DEED OF TRANSFER NUMBER T73487/2017

S VOGEL

ERF 2103 PLETTENBERG BAY

Mosdell Pama & Cox
Attorneys, Notaries & Conveyancers
KNYSNA PLETTENBERG BAY

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MOSDELL, PAMA & COX
6 HIGH STREET
PLETTENBERG BAY
6600

Prepared by me

CONVEYANCER
ANDREW JOHN COX

Fee endorsement		
	Amount	Office fee
Purchase price/Value	R 4 650 000,00	R 1750,00
Mortgage capital Amount	R.....	R.....
Reason for exemption	Cat.....	Exempt i.t.o section.....Act.....

T 000073487/2017

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

Jacorine Alida Booyens

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 1 November 2017 granted to him by

B E M PROPERTY PROPRIETARY LIMITED
Registration number 2017/311745/07

DATA / VERIFY
13 DEC 2017
TAMARA MASIU

DATA / CAPTURE
12 DEC 2017
LORRAINE MURIE

GhostConvey 16.2.5.2

And the appearer declared that his said principal had, on 23 September 2017, 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:

SASKIA VOGEL
Born on 15 October 1985
Married out of community of property

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

ERF 2103 PLETTENBERG BAY IN THE BITOU MUNICIPALITY, DIVISION OF KNYSNA, PROVINCE OF THE WESTERN CAPE

IN EXTENT 4,0446 (FOUR COMMA ZERO FOUR FOUR SIX) Hectares

FIRST TRANSFERRED by Deed of Transfer Number T254/1911 with diagram relating thereto and held by Deed of Transfer Number T32484/1991

A. SUBJECT to the conditions referred to in Deed of Transfer No. 2189/1923.

B. SUBJECT to an endorsement as contained in Deed of Transfer Number T32484/1991 which reads as follows

"By Notarial Deed of Servitude No K492/2001 dated 11 June 2001 the within mentioned property is subject to a water pipe line servitude 3 m wide, the western boundary of which servitude is represented by the line AC, where C is the point of intersection of the road reserve and the line AB, as indicated on Diagram SG no 949/2001 in favour of the Plettenberg Bay Municipality. This servitude will more fully appear vide the said Notarial Deed."

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

B E M PROPERTY PROPRIETARY LIMITED
Registration number 2017/311745/07

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

SASKIA VOGEL, Married as aforesaid

her Heirs, Executors, Administrators 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 R4 650 000,00 (FOUR MILLION SIX HUNDRED AND FIFTY 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 5 December 2017

q.q.

In my presence

REGISTRAR OF DEEDS

2.8

TDREP

SARS

Transfer Duty
Declaration

Reference Details

Transfer Duty Reference Number: TDE0273D57

Details

Details of Seller / Transferor / Time Share Company

Surname / Registered Name	B E M PROPERTY PROPRIETARY LIMITED	Full Name	B E M PROPERTY PROPRIETARY LIMITED
Company / CC / Trust Reg No.	2017/317450/07	Marital Status	

Details of Purchaser / Transferee

Full Name	SASKIA	Surname / Registered Name	VOGEL
Date of Birth (CCYYMMDD)	1985-10-15	ID Number	
Passport Country	GERMANY	Passport Number	C488P9H8J
Company / CC / Trust Reg No.		Marital Notes if applicable	South Africa
Marital Status	M.O.C OF PROPERTY	Spouse Initials	

Details of the Property

Date of Transaction/Acquisition (CCYYMMDD)	2017-09-23		
Total Fair Value	R 4650000.00	Total Consideration	R 4650000.00

Calculation of Duty and Penalty / Interest

Transfer Duty Payable on Natural Person	R 4650000.00

Property Description

1 ERF 2103 PLETTENBERG BAY IN THE BITOU MUNICIPALITY, DIVISION OF KNYSNA, PROVINCE OF THE WESTERN CAPE IN EXTENT 40446,0000 (FORTY THOUSAND FOUR HUNDRED AND FORTY SIX COMMA ZERO ZERO ZERO ZERO) Hectares

Receipt

Receipt Details

Transfer Duty Reference Number	TDE0273D57	Receipt No.	1200522198
Receipt Amount	R 344500.00		

Declaration by Conveyancer / Attorney

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.

XXXXXXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXXXXXX

Please ensure you sign over the 2 lines of "X"s above

ANDREW JOHN COX

Date (CCYYMMDD) 2017 11 15

For enquiries go to www.sars.gov.za or call 0800 00 SARS (7277)