

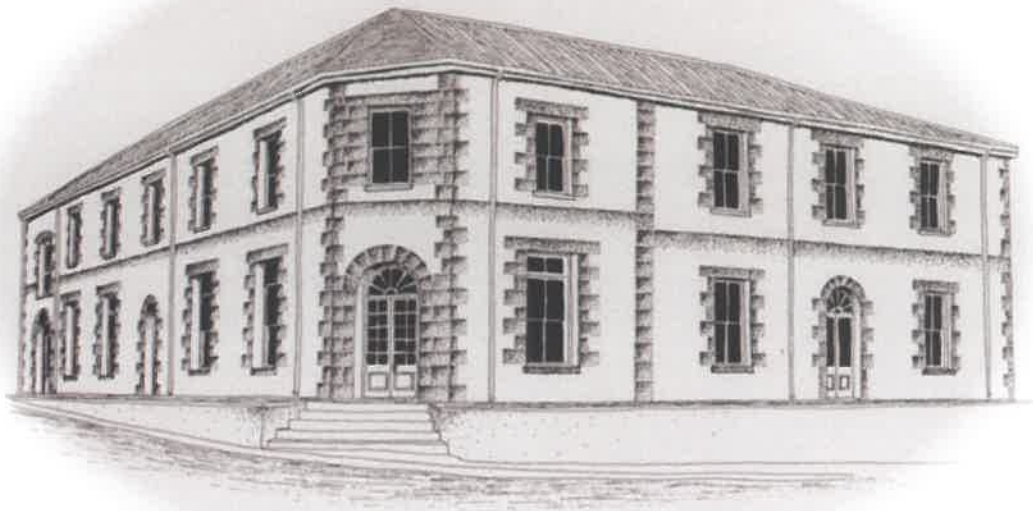


Rauch / Gertenbach

Prokureurs · Attorneys

TRANSPORTAKTE

TITLE DEED



GESTIG – 1919 – ESTABLISHED

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1083

RAUCH GERTENBACH INCORPORATED
120 YORK STREET
GEORGE
6529

Prepared by me



CONVEYANCER
PAUL DELPORT (91192)

| Deeds Office Registration fees as per Act 47 of 1937 | | |
|------------------------------------------------------|-------------------------|---------------------------------------------------|
| | Amount | Office Fee |
| Purchase Price | R. 10 000 000,00 | R. 3401,00 |
| Reason for exemption | Category Exemption..... | Exemption i t o. Sec/Reg..... Act/Proc..... |

DATA / VERIF
27 -10- 2023
NOLUVO MTYATYAMBA

T000045501 / 2023

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

u Lara-Kristen Claassen (9293d) u

appeared before me, REGISTRAR OF DEEDS at CAPE TOWN, the said appearer being duly authorised thereto by a Power of Attorney granted to him/her by

- MARET SPRAKE-JONES**
Identity Number 6402040198089
Married out of community of property
- MICHAEL ROBERT SPRAKE-JONES**
Identity Number 5607185078083
Married out of community of property

DATA / CAPTURE
26 -10- 2023
WENDY FANTI

which said Power of Attorney was signed at WELLINGTON on 23 August 2023

And the appearer declared that his/her said principal had, on 21 August 2023, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

**The Trustees for the time being of ESTERL FAMILY TRUST
Registration Number IT1248/2021(C)**

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

PORTION 3 OF THE FARM NO 1387
IN THE DRAKENSTEIN MUNICIPALITY, DIVISION OF PAARL
WESTERN CAPE PROVINCE

IN EXTENT 3,2557 (THREE COMMA TWO FIVE FIVE SEVEN) Hectares

FIRST TRANSFERRED BY DEED OF TRANSFER NO T293/1987 WITH DIAGRAM NO 10273/1985 RELATING THERETO AND HELD BY DEED OF TRANSFER NO T73509/2002.

A. AS REGARDS the figure ABXyzst centre of Spruitrivier j on Diagram No 10273/1985 annexed to Deed of Transfer No T293/1987:

I. SUBJECT to the conditions contained in Deeds of Transfer No T6573/1985 and T7631/1898;

II. SUBJECT to and with the benefit of the servitude referred to in the endorsement dated 30 July 1920 on Deeds of Transfer No T6573/1898 and T7631/1898, which endorsement reads as follows:

“By Deed dated 15 July 1920 certain of the Water Rights appertaining to the properties conveyed by Transfer No 5802 dated 5 August 1911, have been sold and granted to and in favour of these properties subject to conditions as will more fully appear on reference to the copy annexed hereto.”

III. SUBJECT to and with the benefit of the servitude referred to in the endorsement dated 29 October 1929 on Deeds of Transfer No 6573/1898 and T7631/1898, which endorsement reads as follows:

“The withindescribed land is subject to a servitude with regard to apportionment of water in terms of an Order of the Water Court (Water Court District No 3) dated 13 June 1929, as will more fully appear on reference to the copy of the said Order annexed hereto.”

IV. SUBJECT to the servitude referred to in the endorsement dated 28 December 1934 on Deed of Transfer No T4209/1930, which reads as follows:

“REGISTRASIE VAN SERWITUUT

Kragtens Notariële Akte gedateer 24.10.34 is die eienaar en sy opvolgers in titel van die eiendom gehou onder paras 1 – 4 van Transportakte Nr T11411/1906 vir ewig geregtig tot die uitsluitende gebruik van al die water onstaande uit sekere twee fonteine geleë op die eiendom gehou onder para 2 hiervan tesame met die reg van toegang ten einde bestaande pyplyn te besien, repareer en in stand te hou , onderworpe aan kondisies, soos meer ten volle sal blyk uit aangehegte kopie van gesegde Not Akte.”

- V. SUBJECT to the servitude referred to in the endorsement dated 16 May 1941 on Deed of Transfer No T4209/1930, which reads as follows:

“REGISTRASIE VAN SERWITUUT

Die binnegemelde eiendom is onderhewig aan 'n serwituut met betrekking tot verdeling van Water, in terme van die Bevel van die Waterhof (Waterhof Distrik Nr 1) gedateer 17 tot 19 September 1940, soos breedvoerig sal blyk uit die gesegde bevel waarvan 'n kopie hieraan geheg en geregistreer is as Serwituut Nr 131/1941.”

- B. AS REGARDS the figure xCDEFGzy and sh centre of Spruitrivier f on Diagram No 10273/1985 annexed to Deed of Transfer No T293/1987:

- I. SUBJECT to the conditions contained in Deed of Transfer No T322 dated 23 December 1857;
- II. SUBJECT to and with the benefit of the servitude relating to certain water rights referred to in the endorsement dated 14 April 1888, on Deed of Transfer No 322 dated 23 December 1857;
- III. SUBJECT to and with the benefit of the servitude referred to in the endorsement dated 29 October 1929 on Deeds of Transfer No T9130/1924 and T9131/1924 which endorsement reads as follows:

“The withindescribed land is subject to a servitude with regard to apportionment of water in terms of an Order of the Water Court (Water Court District No 3) dated 13 June 1929, as will more fully appear on reference to the copy of the said Order annexed hereto.”

- IV. SUBJECT to the servitude referred to in the endorsement dated 16 May 1941 on Deed of Transfer No T4209/1930 which reads as follows:

“REGISTRASIE VAN SERWITUUT

Die binnegemelde eiendom is onderhewig aan 'n serwituut met betrekking tot verdeling van Water, in terme van die Bevel van die Waterhof (Waterhof Distrik Nr 1) gedateer 17 tot 19 September 1940 soos breedvoerig sal blyk uit die gesegde bevel waarvan 'n kopie hieraan geheg en geregistreer is as Serwituut Nr 131/1941.”

- C. AS REGARDS the whole property and by Deed of Transfer No T48749/1991:

ENTITLED to a servitude road 5 metres wide over Portion 2 of the Farm No 1387, in the Division of Paarl, meas 19,5693 ha, held by Deed of Transfer No T292/1987; the north-western boundary of which servitude road is indicated by the line Vy on Diagram No 10272/1985 attached hereto.

D.

E. ENTITLED to an endorsement on Deed of Transfer No. T73509/2002, dated 29 January 2016 which reads as follows:

By virtue of the registration of Notarial Deed of Servitude No K57/2016S is the withinmentioned property entitled to a right of way as indicated by the figure ab which represents the centre line of a servitude road 4 m wide, up to minor road No 5640 as shown on Diagram SG No 1623/2012 over portion 4 of the farm No 1778, Paarl, meas 5,1324 hectares held by Certificate of Registered Title No T3209/2016 as will more fully appear on above mentioned Notarial Deed.



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

1. **MARET SPRAKE-JONES, Married as aforesaid**
2. **MICHAEL ROBERT SPRAKE-JONES, Married as aforesaid**

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

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Registration Number IT1248/2021(C)**

its Successors in Office 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 R10 000 000,00 (TEN MILLION 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

26 OCT 2023



q.q.

In my presence



REGISTRAR OF DEEDS

