

2.4

Prepared by me,

SEAL REG DUTY	R. ....
FOOI FEE	R. 50.00

CONVEYANCER  
MA BOAG

229

T 5992-98

**DEED OF TRANSFER**  
**BY VIRTUE OF A POWER OF ATTORNEY:**  
**KNOW ALL MEN WHOM IT MAY CONCERN**

THAT

LALBA [REDACTED]

appeared before me, Registrar of Deeds, at Cape Town, he, the said Appearer, being duly authorised thereto by a power of attorney executed at CAPE TOWN on the 29TH day of JULY 1997, by

**THE MILNERTON ESTATES LIMITED**  
(Cape Co. No. 04/00196/06)

which power duly witnessed in accordance with Law has been exhibited to and lodged with me

VIR ENDOSSEMENTE KYK BLADSY  
FOR ENDORSEMENTS SEE PAGE

6

WHEREAS his said constituent had on 14 February 1995 agreed to transfer to the undermentioned Transferee the property hereby conveyed in exchange for :-

ERF 20780 (PORTION OF ERF 95) MILNERTON  
IN THE BLAAUWBERG MUNICIPALITY  
CAPE DIVISION, WESTERN CAPE PROVINCE

IN EXTENT: 2,7476 (Two Comma Seven Four Seven Six) hectares

Held by Deed of Transfer No. T 4344/1987.

NOW THEREFORE, the Appearer, in his capacity as Attorney aforesaid did by these presents cede and transfer in full and free property to and on behalf of :

**THE BLAAUWBERG MUNICIPALITY**

or its Assigns

1. REMAINDER ERF 9369 MILNERTON  
IN THE BLAAUWBERG MUNICIPALITY  
CAPE DIVISION, WESTERN CAPE PROVINCE

IN EXTENT: 1358 (One Thousand Three Hundred and Fifty Eight) square metres

FIRST TRANSFERRED and still held by Deed of Transfer No. T 885/1973 with Diagram No. 6942/72 relating thereto.

- A. SUBJECT to the conditions referred to in Deed of Transfer No. T 11382/1960.
- B. SUBJECT FURTHER to the Rights referred to in the endorsement dated 23 November 1964 on Deed of Transfer No. T11382/1960 reading as follows:-

"By Notarial Deed No. 580/64 dated 27/10/1964, the Remainder of Rietvallei A held hereunder meas. 272,9015 Hectares is subject to, in favour of the Municipality of Milnerton, a Servitude area meas. 1,9783 Hectares which servitude area is represented by the figure ABCDEFGHIJKLMNOPQRSTU 36,58 metres above High Water Mark A on Servitude Diagram No. 10491/56 annexed to said Notarial Deed together with ancillary rights.

As will more fully appear from the said Not Deed."

2. ERF 20318 PORTION OF ERF 2 MILNERTON  
IN THE BLAAUWBERG MUNICIPALITY  
CAPE DIVISION, WESTERN CAPE PROVINCE

IN EXTENT: 4597 (Four Thousand Five Hundred and Ninety Seven) square metres

AS WILL APPEAR from Diagram SG No. 1405/95 and held by Deed of Grant, Cape Quitrents Volume 42 Folio 13 dated 18 August 1906.

A. SUBJECT to the following conditions contained in Deed of Grant, Cape Quitrents Volume 42 Fólío 13 dated 18 August 1906, reading as follows:-

- I. That all roads and thoroughfares being or existing on the said land, described in the plan or diagram of the same, shall remain free and uninterrupted, unless the same be closed or altered by competent authority.
- II. That if at any time it should appear to the Governor upon petition of any adjacent or neighbouring proprietor that such adjacent or neighbouring proprietor requires a way or road of necessity, to or from the land of such adjacent or neighbouring proprietor, the owner of the land hereby granted shall be bound to grant such way or road of necessity, and to point out the direction and width thereof: Provided that in the case of a dispute or difference regarding such road, or its sufficiency, the direction and width of the road shall be decided upon by the Divisional Council of the Division in which the land is situated, Provided further, that the said owner shall not be bound to allow such road or thoroughfare across land which shall at the time be in a state of cultivation or improvement and that compensation for the right of way and any damage done shall be paid for by the person or persons for whose benefit and upon whose application the said road is made according to determination by arbitration.
- III. That the Governor shall at all times have the right to make roads, railways, dams, aqueducts, drains and to conduct telegraphs over the said land for the benefit of the public and to take materials for these purposes, also to establish convenient outspans for the use of travellers, on payment to the proprietor of such sum of money as compensation as may be determined by arbitration: Provided that the arbitrators may set off against the loss or damage caused to the Proprietor, the benefit, instant or prospective, which he shall or may derive in consequence of the construction of any of the said works.
- IV. That the Governor shall at all times have the right of resuming the whole or a portion of the said land if required for public purposes, on payment to the proprietor of such sum of money as may be mutually agreed upon by the parties concerned, or, failing such agreement, as may be determined by arbitration.
- V. That all rights to gold, silver, and precious stones found or discovered at any time on or in the said land, shall be reserved to the Crown, together with a right of ingress to and egress from any mines or works undertaken for mining or prospecting purposes by any person or persons authorised by the Minister; but subject always to the provisions of any law for the time being regulating the prospecting and mining for precious stones and minerals."

FOR INFO

J

B. By Notarial Deed No. K382/1966 dated 12/4/1966 the Remainder of Erf 2 Milnerton measuring 27,8079 hectares and held by Deed of Grant, Cape Quitrents Volume 42 Folio 13 dated 18 August 1906 is subject to a servitude of pipeline 9.45 metres wide in favour of the Remainder of Potsdam Railway Reserve measuring 181,0468 hectares held by Deed of Grant 31/1964 as shown by:

- (a) Figure AN Eastern bank of Diep River PEEG inner edge of Diep River HJKLM on Servitude Diagram 5714/1965 annexed to the said Notarial Deed.
- (b) figure abg Eastern Bank of Diep River f on Servitude Diagram 5715/1965 annexed to the said Notarial Deed, which servitude includes the rights to lay down, inspect, maintain and renew piping and free access for such purposes.

Subject to conditions as will more fully appear from the said Notarial Deed."

(being the figure abce Southern Bank of Diep River def on Diagram SG No. 1405/95 annexed hereto).

3.

ERF 22277 PORTION OF ERF 9368 MILNERTON  
IN THE BLAAUWBERG MUNICIPALITY  
CAPE DIVISION, WESTERN CAPE PROVINCE

IN EXTENT: 7,2132 (Seven Comma Two One Three Two) hectares

AS WILL APPEAR from Diagram SG No. 5226/1996 and held by Deed of Transfer no. T885/1973.

SUBJECT to the conditions referred to in Deed of Transfer No. T11382/1960.

4.

ERF 22276 PORTION OF ERF 9368 MILNERTON  
IN THE BLAAUWBERG MUNICIPALITY  
CAPE DIVISION, WESTERN CAPE PROVINCE

IN EXTENT: 4,2120 (Four Comma Two One Two Nought) hectares

AS WILL APPEAR from Diagram SG No. 5225/1996 and held by Deed of Transfer No. T 885/1973.

A. SUBJECT to the conditions referred to in Deed of Transfer No. T11382/1960.

J

Wherefore the said Appearer, renouncing all right and title

TRANSFEROR

heretofore had to the premises, did, in consequence also acknowledge the said

TRANSFEROR

to be entirely dispossessed of, and disentitled to, the same; and that by virtue of these presents the Transferee or it's Assigns now is and henceforth shall be entitled thereto, conformably to local custom; the State, however, reserving its rights; and finally acknowledging that transfer of the property referred to in the recital of this Deed has been registered on this day in the name of the Blaauwberg Municipality under Deed of Transfer No. T 5994-98

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 in Cape Town, Province of the Cape of Good Hope, on the 27 day of the month of January in the Year of Our Lord One Thousand Nine Hundred and Ninety <sup>EIGHT</sup> (1997). (1998) AS

q.q. AS

in my presence

*[Handwritten Signature]*  
Registrar of Deeds

For Information Only

-6-

T5992/1998

VA 000003704/2015

Certified a true copy of the duplicate original filed of record in this Registry, issued to serve in place of the original thereof under the provisions of Deeds Regulation No. 68

Deeds Registry  
Cape Town

15 MAY 2015 Asst. Registrar of Deeds

ARTIKEL 16 VAN WET 47 VAN 1937 GETRANSPOORTEER AAN <del>DIE REPUBLIEK VAN SUID-AFRIKA</del> CITY OF CAPE TOWN	SECTION 16 OF ACT 47 OF 1937 TRANSFERRED TO <del>THE REPUBLIC OF SOUTH AFRICA</del> CITY OF CAPE TOWN
T 000024670 / 2015	REGISTRATEUR/REGISTRAR
15 MAY 2015	

*Sum 2*

SERTIFIKAAT VAN VERENIGDE TITEL UITGEREIK CERTIFICATE OF CONSOLIDATED TITLE ISSUED	
NOU BEKEND AS <i>ERF 20315 MILNERTON</i> NOW KNOWN AS <i>ERF 20315 MILNERTON</i>	
<i>85 9208 HA</i>	
T <i>20315/2015</i>	REGISTRATEUR/REGISTRAR
08 MAY 2015	

VIR ENDOSSEMENTE KYK BLADSY  
FOR ENDORSEMENTS SEE PAGE 7

7

Pages 1, 3 AND 4

## Endorsement

By virtue of Notarial Agreement No  
K 000000387/2018 S, dated 14<sup>th</sup> June 2016, the  
within mentioned property has been declared a  
Nature Reserve in terms of section 23(3) of The  
National Environment Management: Protected  
Areas Act No 57/2003, with ancillary rights.

As will more fully appear from said Notarial  
Deed.

08 MAY 2018

Deeds Registry  
Cape Town



Registrar of Deeds