

130
SCHNETLER'S
P O BOX 36893 CHEMPET 7441

319

PREPARED BY ME,

CONVEYANCER
B L PONS

| | |
|----------------|--------|
| SECURED DUY | R..... |
| FROM FEE | 95.00 |

VA

| | |
|----------------|---------|
| SEARCHED | INDEXED |
| SERIALIZED | FILED |
| APR 19 2001 | |
| DEEDS REGISTRY | |

T 019925 * 2001

DEED OF TRANSFER

(By virtue of Section Thirty One of the
Deeds Registries Act, 1937 (No. 47 of 1937))

VIR ENDOSSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE 6

BE IT HEREBY KNOWN :

That whereas the undermentioned land has been vested in the CITY OF CAPE TOWN by virtue of Section 28 of Land Use Planning Ordinance 15 of 1985 which land is at present registered in the Deeds Registry at Cape Town in the name of

THE MILNERTON ESTATES LIMITED
Reg No. 1897/000196/06

under Certificate of Consolidated Title No. T 1445/1936

And whereas a Certificate has been furnished to me in terms of Section Thirty One (4)(a) of Act 47 of 1937 by the Transferee to the effect that the provisions of any law in connection with the change of ownership in the land in consequence of the vesting have been complied with.

Now therefore, by virtue of the authority vested in me by the said Act, I, the Registrar of Deeds at Cape Town do, by these presents, cede and transfer in full and free property to and in favour of

CITY OF CAPE TOWN

its successors in title or assigns

REMAINDER OF THE FARM PAARDEN EILAND NO. 247

IN THE CITY OF CAPE TOWN

CAPE DIVISION, PROVINCE OF THE WESTERN CAPE;

IN EXTENT: 9,7682 (NINE comma SEVEN SIX EIGHT TWO) Hectares;

FIRST REGISTERED AND STILL HELD BY Certificate of Consolidated Title No. T 1445/1936, with Diagram S.G. No. 1722/1935 annexed thereto;

(a) the remainder of Paarden Island held by the said Company under Amended Deed of Grant dated 2nd October 1918 (Cape Freeholds Volume 29 No. 30),

A. SUBJECT to the conditions referred to in Amended Deed of Grant dated 2 October 1918 (Cape Freeholds Volume 29 No. 30) and to those therein contained, one of which reads as follows:-

"Subject, however, to all such duties and regulations as are either already, or shall in future be established with regard to such lands"

- B. SUBJECT FURTHER to and with the benefit of the servitude a reference whereto dated 11th October 1929 is endorsed on the said Amended Deed of Grant reading as follows:-

"By Transfer No. 10183 dd 11 Oct. 1929 the owner of part of the remainder of the property hereby conveyed shall at all times have full use of the two roads which pass over the property thereby conveyed and the owner of the property thereby conveyed has the right in perpetuity to carry and maintain overhead electric transmission wires over the Milnerton Railway Line and two roads which are situate on the remainder of the property held hereunder and as indicated on diagram thereof as will more fully appear on reference to said Transfer".

- (b) M.E.2 and M.E.3 granted to the said Company on the 30th January 1934 (No. 35/1934), which said land is subject to the condition contained in the aforesaid Crown Grant dated 30th January 1934 (No. 35/1934), reading as follows:-

"That subject to the provisions of the reserved Minerals Development Act No. 55 of 1926, and of the Precious Stones Act No. 44 of 1927, all rights to minerals, mineral products, mineral oils, metals and precious stones on or under the land shall be and are hereby reserved to the Crown".

- (c) M.E.4 and M.E.5 granted to the said Company on the 17th September 1931 (No. 8/1932), which said land is subject to the condition contained in the aforesaid Crown Grant dated 17th September 1931 (No. 8/1932), reading as follows:-

"That all rights to every mineral of whatever nature and to any oil in or on the land hereby granted are expressly reserved to the Crown, together with the right of access to any mines or works undertaken for mining or prospecting purposes by any person duly authorised in that behalf. The

17.

land is subject to such further rights as the Public or the Government now may, or may hereafter, have or be entitled to obtain under or by virtue of any law relating to the prospecting, digging, mining or exploitation of any mineral of whatever nature and any oil in or on the land hereby granted, which rights shall not be impaired or in any way affected by the title deed. Further, that the right is reserved to the Crown to occupy or to authorise the occupation of so much of the land hereby granted and to use or to authorise the use of so much water on such land as may be required for the prospecting or mining for any mineral or oil, on payment of such sums of money in compensation as may be mutually agreed upon by the parties concerned or failing such agreement, as may be determined by arbitration.

C. SUBJECT FURTHER to the endorsement contained in Certificate of Consolidated Title No. T 1445/1936, which reads as follows:-

"By Notarial Deed dated 29th May 1936 the owner of the remainder of the property held hereunder has granted to the Council of the City of Cape Town the right to lay, maintain, etc. underground cables for the supply of electricity over the said property, conditions as will more fully appear on references subject to the copy annexed hereto."

D. SUBJECT FURTHER to the endorsement in terms of Section 31 (6) (a) of Act No. 47 of 1937 (as amended), contained in Certificate of Consolidated Title No. T 1445/1936, which reads as follows:-

"A portion of the herein-mentioned property being unregistered portion 3 measuring $\pm 220 \text{ m}^2$ has been expropriated by The Railway Administration in terms of the Expropriation Act No. 63 of 1975 read with Act No. 70 of 1957. Vide Notice of Expropriation Railway Reference No. C97/80. Application dated 5-12-80 and plans filed EX 1/81. EXP. CAV. NO. 1/81."

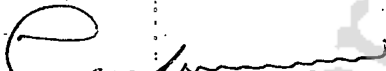
1/81

Wherefore the said **THE MILNERTON ESTATES LIMITED** is entirely dispossessed of and disentitled to the said land, and that by virtue of these presents the said **CITY OF CAPE TOWN**, its successors in title or assigns now is and hereafter shall be entitled thereto, conformably to local custom, the State, however, reserving its rights.

In witness whereof I, the said Registrar, 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 26th MARCH

2001


REGISTRAR OF DEEDS

For Information Only

VA000000004 /2013


-6 - T19925/2001

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 (1)
Deeds Registry
Cape Town
2013-01-04 Asst. Registrar of Deeds

Erp 174347 = 744 m²
Grp 174346 = 30 m²

| | | | |
|--|--|---|--|
| GETRANSPORTEER AAN | | TRANSFERRED TO | |
| REMIES PROPERTY HOLDINGS PROPRIETARY LIMITED | | | |
| RESTANT/REMAINDER | | 9,4682 HA 8,7242 HA | |
| T 00047143 / 2013 | |  REGISTRATEUR/REGISTRAR | |
| 2013-09-06 | | | |

Grp 174347 = 744 m²

| | | | |
|--|--|---|--|
| GETRANSPORTEER AAN | | TRANSFERRED TO | |
| REMIES PROPERTY HOLDINGS PROPRIETARY LIMITED | | | |
| RESTANT/REMAINDER | | 8,7242 HA | |
| T 0 | |  REGISTRATEUR/REGISTRAR | |
| | | | |

DIE GROND HIERIN BESKRYWE IS VERKOPPEL EN
THE LAND DESCRIBED HEREIN HAS BEEN REVENUE
MOLTING

177852 Cape Town
VIDE I 9209/2016 14

AKTES VAN
DEEDS REGISTRAR
KAAPSTAD
CAPE TOWN

REGISTRATEUR VAN AKTES
REGISTRAR OF DEEDS