

JPTA

PROD DEEDS REGISTRATION SYSTEM - JOHANNESBURG
PREPARED BY : DRS02182 - MAZIN M

DATE : 2025/10/30 TIME : 12:39:22,6 PAGE : 1

CASH SALE INVOICE NO : 6605714

REF PICK SLIPS : 1398437

ACC NO : 888 CASH SERVICES

DATE : 2025/10/30

CLIENT NAME : T81576/2004

CPY OF DEED-REGUL 66,67,78/CPY

TOTAL

183.00

R 183.00

*** END OF INVOICE ***

REGISTRAR OF DEEDS

2025 - 10 - 30

JOHANNESBURG

REGISTRATION NUMBER

IKE E. IXARRA IKE

PROD

DEEDS REGISTRATION SYSTEM - JOHANNESBURG

PREPARED BY : DRS02182 - MAZWI M

DATE : 2025/10/30 TIME : 12:37:15.4 PAGE : 1

CASH SALE INVOICE NO : 6605713

REF PICK SLIPS : 1398435

ACC NO : 888 CASH SERVICES

DATE : 2025/10/30

CLIENT NAME :

TOWN: WHITNEY GARDENS EXT 10 ERF: 67 PTN: 3 18.00 END-PERSON/PROPERTY/DEED

TOTAL

R 18.00

*** END OF INVOICE ***



REGIS.
2025-10-30
JOHANNESBURG
REGISTRAR OF DEEDS

PICKING SLIP NR : 1398405
FIRM FILE NR... : PREP

PROPERTY DETAILS PRINT FOR PORTION 3
ERF NO 67
TOWNSHIP WHITNEY GARDENS EXT 10
REG DIV IR

PROVINCE GAUTENG
PREV DESCRIPTION T81573/2004
DIAGRAM DEED NO 250 SQM
EXTENT CITY OF JOHANNESBURG
CLEARANCE 9679/2002
SG PLAN NUMBER

ORIGIN REASON
GENERAL PLAN FROM
WHITNEY GARDENS EXT 10 , 67 , 8

NO INTERDICTS

NO DOCUMENTS

OWNER DETAILS

FULL NAME & SHARE	PURCH DATE	AMOUNT/REASON	O/P/A IDENTITY	DATE OF BIRTH	TITLE DEED	MMOD	SCAN/MICRO REF
MAGUDULELA THEMBA WELCOME	2003/12/04	R47000.00	7101017562082	71/01/01	T81576/2004	0622	28120626091854

* O/P/A - 0 - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

*** END OF REPORT ***



VAN DER MEER &
SCHOONBEE
Account No. PA00346
Tel: (011) 615 7225

SELLING
STAMP DUTY
FOOI
FEES **R 55-00**

Prepared by me
Conveyancer
SCHOONBEE, C

68354 04

B.....

VERBIND
MORTGAGED

vir
tor R..... **161 067-00**

Aktiekantoor
Deeds Office

22 JUN 2004

Registratur
Registrar

81570 04

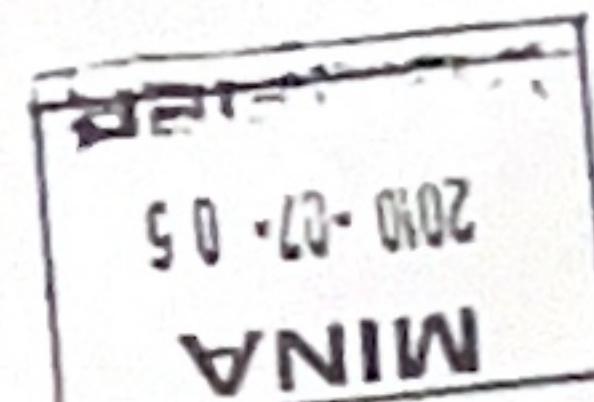
DEED OF TRANSFER

BE IT HEREBY MADE KNOWN:

THAT MARK MALCOLM KAPELUS OR
appeared before me, REGISTRAR OF DEEDS at PRETORIA the said Appearer being duly
authorised thereto by a Power of Attorney signed at JOHANNESBURG
on **20 January 2004**
and granted by:-

FOR INFORMATION ONLY
SLEGS VIR INFORMASIE

WORTHYTRADE 163 (PROPRIETARY) LIMITED
Registration No. 2000/000987/07



AND the Appearer declared that his/her said Principal had truly and legally sold and that,
the said Appearer in his/her capacity aforesaid, did by these presents, cede and transfer, to
and on behalf of:-

THEMBA WELCOME MAGUDULELA
Identity Number 71 01 7562 08 2
Unmarried

CINDY
2004-07-21
CAPTURER

VAN DER MEER & SCHOONBEE
ATTORNEYS
BEDFORDVIEW

LEGALPERFECT

his heirs, executors, administrators or assigns in full and free property

PORTION 3 OF ERF 67 WHITNEY GARDENS EXTENSION 10 TOWNSHIP
REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG

IN EXTENT 250 (TWO HUNDRED AND FIFTY) SQUARE METRES;

First registered and still held by Certificate of Registered Title Tg/15 73/04
with General Plan S.G. 9679/2002 relating thereto.

SUBJECT to the following conditions:-

- A. All the rights to minerals are reserved to HERMANUS PETRUS JACOB PETRUS ALBERTUS VAN DER LINDE (deceased), his successors in title or assigns, under certificate of Rights to Minerals No 263/1938S.
- B. Subject to the following conditions imposed by the local authority in terms of the provisions of the Town-Planning and Township Ordinance, 1986
 - (a) The erf is subject to a servitude 2 metres wide, in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes, 2 metres wide across the access portion of the erf, if and when required by the local authority; provided the local authority may dispense with any such servitude.
 - (b) No building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 2 metres thereof.
 - (c) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and any other works as it in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose; subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.

AND SUBJECT FURTHER to such conditions as are mentioned or referred to in the aforesaid Deeds.

WHEREFORE the Appearer, renouncing all the right and title which the said:-

WORTHYTRADE 163 (PROPRIETARY) LIMITED

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:-

THEMBA WELCOME MAGUDULELA

VAN DER MEER & SCHOONBEE
ATTORNEYS
BEDFORDVIEW

FOR INFORMATION ONLY
S. EGG. VIR IN

LEGALPERFECT

his 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 R47 000,00 (FORTY SEVEN THOUSAND RAND) and the date of sale to be the 04 December 2003.

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 at PRETORIA on

In my presence

REGISTRAR OF DEEDS

22 06 04

FOR INFORMATION ONLY
SLEGS VIR INLIGTING

