

C J BALLAN INCORPORATED
23 LONG STREET
KNYSNA
6570

Prepared by me

CONVEYANCER
KRUGER M

SEELREG
DUTY R. _____

FOOI
FEE R. 500 00

T 000005015/2004

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

MICHELE KAREN ENGELBRECHT

REUBEN CHARLES SHAER

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 Mauricedale on 22 August 2003 granted to him by

JOHN FREDERICK HUME
Identity Number 420125 5482 085
Unmarried

And the appearer declared that his said principal had, on 14 November 2001, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by these presents, cede and transfer to and on behalf of:

GARDEN ROUTE CHALETs (PROPRIETARY) LIMITED
Registration No. 1982/009015/07

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

1. **REMAINDER PORTION 82 (A PORTION OF PORTION 30) OF THE FARM RUYGTE VALLY 205 IN THE MUNICIPALITY AND DIVISION OF KNYSNA, PROVINCE OF THE WESTERN CAPE;**

IN EXTENT 58,2440 (FIFTY EIGHT COMMA TWO FOUR FOUR ZERO) HECTARES

FIRST transferred by Deed of Transfer No. T11681/1956 with Diagram No. 8144/1954 relating thereto and HELD by Deed of Transfer No. T36774/1983.

- A. SUBJECT to the conditions referred to in Deed of Transfer No. 2929/1912.

- B. FURTHER SUBJECT to the following condition contained in the Deed of Transfer No. 11681/1956 imposed by Sedgefield Investments (Proprietary) Limited for the benefit of itself and its successors in title, as owner of:-

Certain piece of redeemed quitrent land situate in the Division of Knysna, being the remaining extent of Portion 30 (a portion of Portion 4) of the farm Ruygte Vally;

Measuring as such; Eighty-three decimal six four one four (83.6414) morgen;

By Deed of Transfer No. 27471/1948, namely:



The Transferors, together with their nominees, employees and servants, and successors in title, shall be entitled to a right of way thirty (30) Cape feet in width, the southern boundary of which is indicated by the line gF on the annexed Diagram, No. 8144/54. The said right of way shall be for the passage of pedestrian, animal-drawn and vehicular traffic of all kinds, as well as for the driving of cattle. ✓

- C. FURTHER SUBJECT to the conditions referred to in the endorsement dated 5th May, 1959, on the said Deed of Transfer No. 11681/1956 which endorsement reads as follows:

"By Notarial deed No. 209/1959 dd. 8/12/58, the property held hereunder is subject to a right of way 20 Cape feet wide indicated by the brown line n.o. on servitude diagram No. 19738/55 annexed to said Not. Deed, in favour of the General Public, which said right of way shall be for all purposes, including pedestrian and vehicular traffic, and the driving of cattle.

As will more fully appear on reference to said Notarial deed."

NOT
ON
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- D. FURTHER SUBJECT to, by a Notarial Deed of Servitude No. K228/88S dated 7 January 1988, to a servitude right of way 6 metres wide in favour of:-

- (i) Erf 1639 Sedgefield held by deed of transfer No T6421/1982 as depicted on diagram No 6470/85. ✓
- (ii) Ptn 92 (a ptn of ptn 30) of the farm Ruygte Vally No 205 held by deed of transfer No T7914/79 as depicted on diagram No 6470/85. ✓
- (iii) Rem. ptn 30 (ptn of ptn 4) of the farm Ruygte Vally No 205 held by deed of transfer No T37302/86 as depicted on diagram No 6470/85. ✓

- E. ENTITLED to, by a Notarial Deed of Servitude No. K228/88S dated 7 January 1988, to a servitude right of way 6 metres wide over Erf 1638 Sedgefield held by Deed of Transfer No. T36774/1983 as depicted on Diagram No. 6468/85, as will more fully appear from said Notarial Deed and diagrams attached thereto. ✓

2. **ERF 1638, SEDGEFIELD
IN THE MUNICIPALITY AND DIVISION OF KNYSNA, PROVINCE OF
THE WESTERN CAPE;**

**IN EXTENT 34,9955 (THIRTY FOUR COMMA NINE NINE FIVE FIVE)
HECTARES**

FIRST transferred by Deed of Transfer No. T11682/1956 with Diagram No. 8145/1954 relating thereto and HELD by Deed of Transfer No. T36774/1983.

A. SUBJECT to the conditions referred to in Certificate of Consolidated title No. 2542 dated 22nd March, 1926;

B. FURTHER SUBJECT to the following condition contained in the Deed of Transfer No. 11682/1956 imposed by Sedgefield Investments (Proprietary) Limited for the benefit of itself and its successors in title, as owner of:

- (i) The remaining extent of certain piece of redeemed quitrent land situate in the Division of Knysna, called Sedgefield, now known as Portion 13 of the farm Ruygte Vally, by Deed of Transfer No. 26897/1948; and:
- (ii) Certain piece of redeemed quitrent land situate in the Division of Knysna, being the remaining extent of Portion 30 (a portion of Portion 4) of the farm Ruygte Vally;

Measuring as such : Eighty-three decimal six four one four (83.6414) morgen;

by Deed of Transfer No. 27471/1948, namely:

The Transferors, together with their nominees, employees and servants, and successors in title, shall be entitled to a right of way thirty (30) Cape feet in width, the centre line of which is indicated by the line ab on the annexed Diagram, No. 8145/54. The said right of way shall be for the passage of pedestrian, animal-drawn and vehicular traffic of all kinds, as well as for the driving of cattle;

- C. FURTHER SUBJECT to the following condition contained in the Deed of Transfer No. 11682/1956 imposed by Sedgefield Investments (Proprietary) Limited for the benefit of itself and its successors in title, as owner of:

Certain piece of redeemed quitrent land situate in the Division of Knysna, being the remaining extent of Portion 30 (a portion of Portion 4) of the farm Ruygte Vally;

Measuring as such : Eighty-three decimal six four one four (83.6414) morgen;

by Deed of Transfer No. 27471/1948, namely:

"The Transferors, together with their nominees, employees and servants, and successors in title, shall be entitled to a right of way thirty (30) Cape feet in width, the southern boundary of which is indicated by the line Op on the annexed Diagram, No. 8145/54. The said right of way shall be for the passage of pedestrian, animal-drawn and vehicular traffic of all kinds, as well as for the driving of cattle."

- D. FURTHER SUBJECT to the conditions referred to in the endorsement dated 5th May, 1959, on the said Deed of Transfer No. 11682/1956, which endorsement reads as follows:

"By Notarial deed No. 209/1959, dd. 8/12/58, the property held here-under is subject to a right of way, 20 Cape feet wide indicated by the brown line m.n. on servitude diagram No. 10738/55 annexed to said Not. Deed, in favour of the general public, which said right of way shall be for all purposes, including pedestrian and vehicular traffic, and the driving of cattle.

As will more fully appear on reference to said Notarial Deed."

- E. FURTHER SUBJECT by a Notarial Deed of Servitude No. K228/88S dated 7 January 1988, to a servitude right of way 6 metres wide in favour of:

- (i) Erf 1639 Sedgefield held by Deed of Transfer No. T6421/1982 as depicted on diagram No 6468/85.
- (ii) Ptn 92 (a ptn of ptn 30) of the farm Ruygte Vally No 205 held by deed of transfer No T7914/79 as depicted on diagram No 6468/85.



- (iii) Rem. ptn 30 (ptn of ptn 4) of the farm Ruygte Vally No 205 held by deed of transfer No 37302/86 as depicted on diagram No 6468/85.
- (iv) Ptn 82 (ptn of ptn 30) of Ruygte Vally No 205 held by this title (Para 1) as depicted on diagram No 6468/85.

As will more fully appear from said Notarial Deed and diagrams attached thereto.

- F. ENTITLED to the benefits of the servitude, a reference to the terms of which dated 25th September, 1929, appears on Deed of Transfer No. 822/1928, reading as follows:

"By Deed of Transfer No. 9658/1929, certain 2 rights of way shown on the Diagram annexed thereto are to remain open for the use of the owner of the remainder of the land held hereunder, as will more fully appear on reference to the said Deed of Transfer";

- G. FURTHER ENTITLED to the benefits of the servitude, a reference to the terms of which dated 9th September, 1955, appears on Deed of Transfer No. 26897/1948, reading as follows:

"By D.T. No. 14782/1955 the owner of the remainder of the within property, together with his nominees, servants, employees and successors in title, shall be entitled to a right of way 16 ft. wide over the property thereby conveyed (Para. 1), the centre line of which is indicated by the brown line b.c. on Diagram 8141/1954. The said right of way shall be for the passage of pedestrian, animal-drawn and vehicular traffic of all kinds, as well as for the driving of cattle. Subject to conditions, as will more fully appear on reference to the said Deed of Transfer";



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

JOHN FREDERICK HUME, Unmarried

heretofore had to the premises, did in consequence also acknowledge him to be entirely dispossessed of, and disentitled to the same, and that by these presents, the said

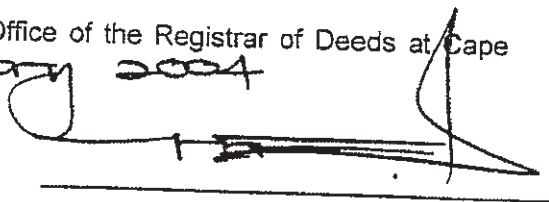
GARDEN ROUTE CHALETS (PROPRIETARY) LIMITED
Registration No. 1982/009015/07

or its Successors in Title 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 R3 500 000,00 (THREE MILLION FIVE HUNDRED 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

26 January 2004



q.q.

In my presence



REGISTRAR OF DEEDS



TRANSFER DUTY — FORM B
DECLARATION BY PURCHASER

PART I

TRANSFEROR (Seller)

JOHN FREDERICK HUME, Identity Number 420125 5482 085 Unmarried

TRANSFeree (Purchaser)

GARDEN ROUTE CHALETS (PROPRIETARY) LIMITED Registration No. 1982/009015/07

DESCRIPTION OF PROPERTY

SEE ANNEXURE "A"

Postal Code of district in which property is situated

Date of transaction: 14 November 2001

Consideration: R3 500 000,00

TRANSFER DUTY PAID BY: C J BALLAN INCORPORATED (Ref: M Kruger/sg) (Ref Number: H042)

Postal address: 23 LONG STREET, KNYSNA, 6570

CJ Ballan 175

FOR OFFICIAL USE

Transfer duty paid on R

Being

Act under which duty charged

Steel defacing stamp of
Office of issue

Receiver of Revenue

CASH REGISTER RECEIPT

VRYGESTEL VAN HEREREGTE
EXEMPT FROM TRANSFER DUTYSUID AFRIKAANSE INKOMSTEDIENSTE
SOUTH AFRICAN REVENUE SERVICES
Cape Town

IN EXTENT 58,2440 (FIFTY EIGHT COMMA TWO FOUR FOUR ZERO) HECTARES

ERF 1638 SEDGEFIELD

IN THE MUNICIPALITY AND DIVISION OF KNYSNA, PROVINCE OF THE WESTERN CAPE:

IN EXTENT 34,9955 (THIRTY FOUR COMMA NINE NINE FIVE FIVE) HECTARES

100-443887-100

C J BALLAN INCORPORATED
23 LONG STREET
KNYSNA
6570

Prepared by me

CONVEYANCER
KRUGER M

SEELREG
DUTY R. _____

FDOH
FEE R. 500 00

T 000005015/2004

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

MICHELE KAREN ENGELBRECHT

REUBEN CHARLES CHAER

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 Mauricedale on 22 August 2003 granted to him by

JOHN FREDERICK HUME
Identity Number 420125 5482 085
Unmarried

And the appearer declared that his said principal had, on 14 November 2001, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by these presents, cede and transfer to and on behalf of:

GARDEN ROUTE CHALETS (PROPRIETARY) LIMITED
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- A. SUBJECT to the conditions referred to in Deed of Transfer No. 2929/1912.

- B. FURTHER SUBJECT to the following condition contained in the Deed of Transfer No. 11681/1956 imposed by Sedgefield Investments (Proprietary) Limited for the benefit of itself and its successors in title, as owner of:-

Certain piece of redeemed quitrent land situate in the Division of Knysna, being the remaining extent of Portion 30 (a portion of Portion 4) of the farm Ruygte Vally;

Measuring as such; Eighty-three decimal six four one four (83.6414) morgen;

By Deed of Transfer No. 27471/1948, namely:



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- C. FURTHER SUBJECT to the conditions referred to in the endorsement dated 5th May, 1959, on the said Deed of Transfer No. 11681/1956 which endorsement reads as follows:

"By Notarial deed No. 209/1959 dd. 8/12/58, the property held hereunder is subject to a right of way 20 Cape feet wide indicated by the brown line n.o. on servitude diagram No. 19738/55 annexed to said Not. Deed, in favour of the General Public, which said right of way shall be for all purposes, including pedestrian and vehicular traffic, and the driving of cattle.

As will more fully appear on reference to said Notarial deed."

NOT
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- D. FURTHER SUBJECT to, by a Notarial Deed of Servitude No. K228/88S dated 7 January 1988, to a servitude right of way 6 metres wide in favour of:-

- (i) Erf 1639 Sedgefield held by deed of transfer No T6421/1982 as depicted on diagram No 6470/85. ✓
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- (iii) Rem. ptn 30 (ptn of ptn 4) of the farm Ruygte Vally No 205 held by deed of transfer No T37302/86 as depicted on diagram No 6470/85. ✓

- E. ENTITLED to, by a Notarial Deed of Servitude No. K228/88S dated 7 January 1988, to a servitude right of way 6 metres wide over Erf 1638 Sedgefield held by Deed of Transfer No. T36774/1983 as depicted on Diagram No. 6468/85, as will more fully appear from said Notarial Deed and diagrams attached thereto. ✓

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- (iii) Rem. ptn 30 (ptn of ptn 4) of the farm Ruygte Vally No 205 held by deed of transfer No 37302/86 as depicted on diagram No 6468/85.
- (iv) Ptn 82 (ptn of ptn 30) of Ruygte Vally No 205 held by this title (Para 1) as depicted on diagram No 6468/85.

As will more fully appear from said Notarial Deed and diagrams attached thereto.

- F. ENTITLED to the benefits of the servitude, a reference to the terms of which dated 25th September, 1929, appears on Deed of Transfer No. 822/1928, reading as follows:

"By Deed of Transfer No. 9658/1929, certain 2 rights of way shown on the Diagram annexed thereto are to remain open for the use of the owner of the remainder of the land held hereunder, as will more fully appear on reference to the said Deed of Transfer";

- G. FURTHER ENTITLED to the benefits of the servitude, a reference to the terms of which dated 9th September, 1955, appears on Deed of Transfer No. 26897/1948, reading as follows:

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

JOHN FREDERICK HUME, Unmarried

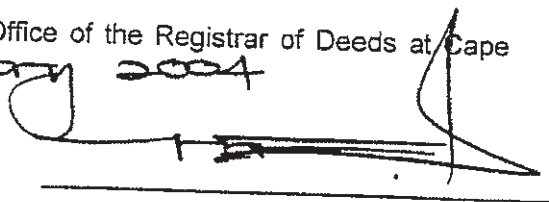
heretofore had to the premises, did in consequence also acknowledge him to be entirely dispossessed of, and disentitled to the same, and that by these presents, the said

GARDEN ROUTE CHALETS (PROPRIETARY) LIMITED
Registration No. 1982/009015/07

or its Successors in Title 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 R3 500 000,00 (THREE MILLION FIVE HUNDRED 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 26 January 2004



q.q.

In my presence



REGISTRAR OF DEEDS



TRANSFER DUTY — FORM B
DECLARATION BY PURCHASER

PART I

TRANSFEROR (Seller)

JOHN FREDERICK HUME, Identity Number 420125 5482 085 Unmarried

TRANSFeree (Purchaser)

GARDEN ROUTE CHALETS (PROPRIETARY) LIMITED Registration No. 1982/009015/07

DESCRIPTION OF PROPERTY

SEE ANNEXURE "A"

Postal Code of district in which property is situated

Date of transaction: 14 November 2001

Consideration: R3 500 000,00

TRANSFER DUTY PAID BY: C J BALLAN INCORPORATED (Ref: M Kruger/sg) (Ref Number: H042)

Postal address: 23 LONG STREET, KNYSNA, 6570

C. J. Ballan AS

FOR OFFICIAL USE

Transfer duty paid on R

Being

Act under which duty charged

Steel defacing stamp of
Office of issue

Receiver of Revenue

CASH REGISTER RECEIPT

VRYGESTEL VAN HEREREGTE
EXEMPT FROM TRANSFER DUTYSUID AFRIKAANSE INKOMSTEDIENSTE
SOUTH AFRICAN REVENUE SERVICES
CAPE TOWN

PROPERTIES

REMAINING EXTENT PORTION 82 (A PORTION OF PORTION 30) OF THE FARM RUYGTE VALLY 205
IN THE MUNICIPALITY AND DIVISION OF KNYSNA, PROVINCE OF THE WESTERN CAPE;

IN EXTENT 58,2440 (FIFTY EIGHT COMMA TWO FOUR FOUR ZERO) HECTARES

ERF 1638 SEDGEFIELD

IN THE MUNICIPALITY AND DIVISION OF KNYSNA, PROVINCE OF THE WESTERN CAPE;

IN EXTENT 34,9955 (THIRTY FOUR COMMA NINE NINE FIVE FIVE) HECTARES

RECEIVED
MUNICIPALITY OF KNYSNA
10/11/2011