

C. GEORGE ATTORNEYS

*Attorneys - Prokureurs - Anaggetuetha
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WESTRIDGE

7802

Tel: 021- 374 0843

Fax: 021 - 372 0321

Dx: 01 Mitchells Plain

Deeds Office Box 302

Our Ref: VALENCIE

Your Ref:

DATE: 22 SEPTEMBER 2021

STANDARD BANK
DOCEX 100
JOHANNESBURG

ATT: DOCUMENT CONTROL
CENTRAL RECEIVE AND DISPATCH (CRD)

Dear Sir/ Madam

RE: MORTGAGE BOND: MR RT AND MRS S FITCHAT
ACCOUNT NUMBER: 532458591

We refer to the above and enclose herewith the following:

1. Title deed No. T32191/2019
2. Mortgage Bond No. B17121/2019

Kindly acknowledge receipt hereof.

Yours faithfully

C.GEORGE ATTORNEYS

Per:


C.GEORGE



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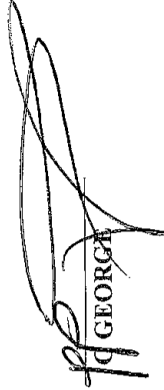
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C.GEORGE ATTORNEYS

Per:



C.GEORGE

1506

MHI
P O BOX 4073
TYGERVALLEY
7536

Prepared by me



CONVEYANCER
RIËTTE SMUTS

Deeds Office Registration fees as per Act 47 of 1937	
Amount	Office Fee
Purchase Price R. 3000 000,00	R. 15 88,00
Reason for exemption	Exemption i.to. Sec/Reg. Act/Ploc.
Category Exemption	

VERBAND MORTGAGED

VIR FOR R. 2300 000,00

000017121 / 2019

02 AUG 2019

REGISTERED OFFICIAL

DATA / CAPTURE
05 -08- 2019
YOLANDI OLIVIER

T 000032191 / 2019

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

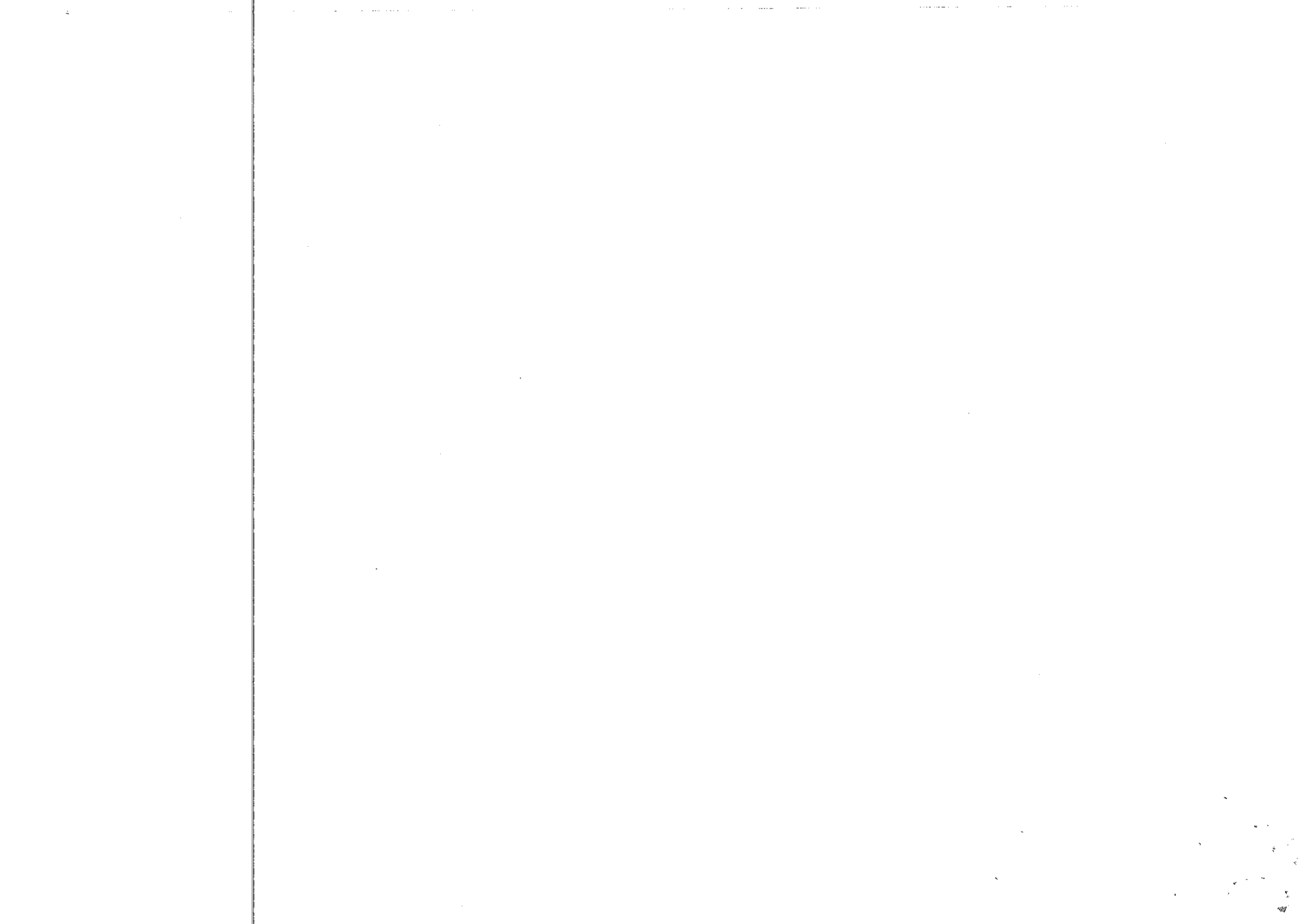
TERTIA LIZETTE KRIEL

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

YONG HAN HOHNG
BORN ON 12 MAY 1954

Married, which marriage is governed by the laws of South Korea and duly assisted herein by his spouse YUN-HEE HOHNG, Identity Number 5801070339 18 5 insofar as needs be

which said Power of Attorney was signed at Bellville on 21 June 2019



And the appearer declared that her said principal had, on 18 April 2019, truly and legally sold by Private Treaty, and that she, the said Appearer, in her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

1. **RUBEN THEODOR FITCHAT**
Identity Number 841228 5132 08 9
Married out of community of property
2. **SONET FITCHAT**
Identity Number 820625 0125 08 0
Married out of community of property

their Heirs, Executors, Administrators or Assigns, in full and free property

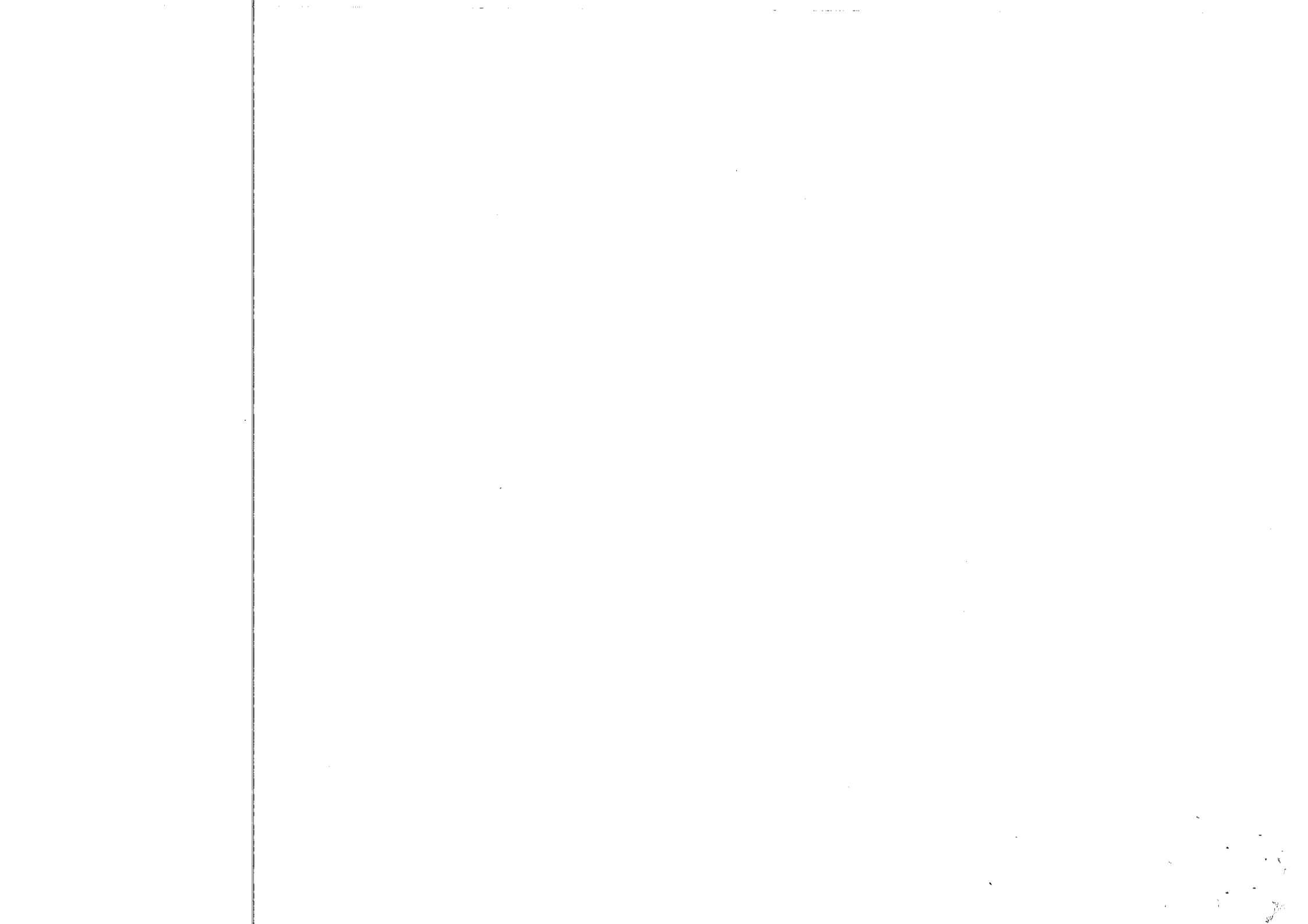
ERF 15152 BRACKENFELL IN THE CITY OF CAPE TOWN
DIVISION STELLENBOSCH
PROVINCE OF THE WESTERN CAPE

IN EXTENT 725 (SEVEN HUNDRED AND TWENTY FIVE) Square metres

FIRST TRANSFERRED by Deed of Transfer Number T60275/2001 with General Plan Number 5300/2000 relating thereto and held by Deed of Transfer Number T14883/2008.

- A. **SUBJECT** to the conditions referred to in Deed of Transfer Number T7951/1916.
- B. **SUBJECT FURTHER** to the conditions contained in Certificate of Registered Title Number T108616/2000 imposed by the Municipality Oostenberg in terms of Section 42 of Ordinance 15 of 1985 by the approval of rezoning and subdivision of Portion 66 of the Farm Langeberg Number 311, Division Cape, Province Western Cape, namely that a Home Owners Association must be established in terms of Section 29 of Ordinance 15 of 1985 and that the owner of each erf in the subdivision will be obliged to be a member of the said Home Owners Association.
- C. **SUBJECT FURTHER** to the following condition contained in the said Deed of Transfer Number T60275/2001, imposed by KLEINBRON ONTWIKKELINGSMAATSKAPPY EIENDOMS BEPERK, Registration Number 1999/005916/07, in the Deed of Sale of the above property in favour of KLEINBRON ESTATE HOME OWNERS ASSOCIATION:

“Die eiendom mag nie verkoop, vervoer of oorgeë word sonder die voorafverreë toestemming van die KLEINBRON ESTATE HUISEIENAARSVERENIGING nie. Elke eienaar en sy opvolgers in titel sal teen registrasie van oordrag van die eiendom in sy naam, 'n lid word van die KLEINBRON ESTATE HUISEIENAARSVERENIGING en sal as sulks 'n lid bly vir so lank as wat hy eienaar is van die eiendom. Sodanige eienaar sal nie geregtig wees om te bedank as lid van die Huseienaarsvereniging nie en sal gebond wees aan die Konstitusie van die gemelde Huseienaarsvereniging vir solank as wat hy eienaar is van die eiendom.”



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

YONG HAN HOHNG, Married as aforesaid

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

- 1. **RUBEN THEODOR FITCHAT, Married as aforesaid**
- 2. **SONET FITCHAT, Married as aforesaid**

their Heirs, Executors, Administrators or Assigns, now are 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 000 000,00 (THREE 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

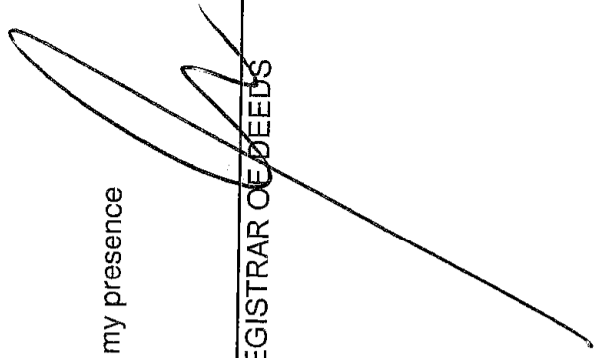
- 2 AUG 2019

~~-2019-19~~



q.q.

In my presence



REGISTRAR OF DEEDS







