

TRANSFER
Land Transfer Act 1952

T 5171803.8 TRANSFER **287**
CPY-01/01.PGS-004.25/03/02.11:17



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If there is not enough space in any of the panels below, the two page form incorporating the Annexure Schedule should be used: no other format will be received.

Land Registration District

OTAGO

Certificate of Title No.

All or Part? Area and legal description — *Insert only when part or Stratum, CT*

- 1. 17674
- 2. 17675
- 3. 17676
- 4. 17677

ALL
ALL
ALL
ALL

(Continued on page 1 of Annexure Schedule)

Transferor Surnames must be underlined

TERRANOVA DEVELOPMENTS LIMITED at Wanaka

Transferee Surnames must be underlined

TERRANOVA DEVELOPMENTS LIMITED at Wanaka

Estate or Interest or Easement to be created: *Insert e.g. Fee simple; Leasehold in Lease No.; Right of way etc.*

Fee simple subject to a land covenant (continued on pages 2 and 3 annexure schedule)

Consideration

Ten Cents (10c)

Operative Clause

For the above consideration (receipt of which is acknowledged) the TRANSFEROR TRANSFERS to the TRANSFEREE all the transferor's estate and interest in the land in the above Certificate(s) of Title and if an easement is described above such is granted or created.

Dated this 7th day of March 2002

Attestation

[Handwritten Signature]
Director.
[Handwritten Signature]
DIRECTOR

Signed in my presence by the Transferor **Terranova Developments Ltd by its Directors**
Signature of Witness

Witness to complete in BLOCK letters
(unless typewritten or legibly stamped)

Witness name
Occupation
Address

Signature, or common seal of Transferor

[Handwritten Signature]

Certified correct for the purposes of the Land Transfer Act 1952

REF: 4130

Private Covenant T 5171803.8

Solicitor for the Transferee

Approved by Registrar-General
of Land under No. 1995/1003

TRANSFER

Land Transfer Act 1952

Law Firm Acting
CHECKETTS MCKAY SOLICITORS P.O. Box 263 WANAKA

Auckland District Law Society
REF: 4130

This page is for Land Registry Office use only.
(except for "Law Firm Acting")

Private Covenant T 5171803.8

Annexure Schedule

Insert below
"Mortgage", "Transfer", "Lease" etc

Transfer

Dated 7th March 2002

Page 2 of 3 Pages

Continuation of "Estate or Interest or Easement to be created"

WHEREAS the transferor is the owner of the land described in Schedule A being part of a residential subdivision comprised in Deposited Plan 304375 **AND WHEREAS** it is the transferor's intention to created for the benefit of the land in the Certificates of Title set out in Schedule B (hereinafter referred to as the "Dominant Lots") the land covenant set out in Schedule C over the lot described in Schedule A (hereinafter referred to as the "Servient Lot") **TO THE INTENT** that the servient lot shall be bound by the stipulations and restrictions set out in Schedule C hereto and that the owners and occupiers for the time being of the dominant lots may enforce the observance of such stipulations against the owners for the time being of the servient lot **PROVIDED HOWEVER** that nothing herein contained shall make it obligatory for the transferor to enforce this covenant against any other owner of the land in the said Deposited Plan 304375 for itself or on behalf of any other owner or owners.

AND AS INCIDENTAL to the transfer of the fee simple so as to bind the servient lot and for the benefit of the respective dominant lots the transferee **DOETH HEREBY COVENANT AND AGREE** in the manner set out in the Schedule C hereto so that the covenants run with the servient lot for the benefit of the respective dominant lots as described in Schedule B.

SCHEDULE A

Certificates of Title No's.

17674
17675
17676
17677
17678
17679
17680
17681
17682

SCHEDULE B

Benefit of

Certificates of Title 17675 to 17682 inclusive
Certificates of Title 17674 and 17676 to 17682 inclusive
Certificates of Title 17674 to 17675 and 17677 to 17682 inclusive
Certificates of Title 17674 to 17676 and 17678 to 17682 inclusive
Certificates of Title 17674 to 17677 and 17679 to 17682 inclusive
Certificates of Title 17674 to 17678 and 17680 to 17682 inclusive
Certificates of Title 17674 to 17679 and 17681 to 17682 inclusive
Certificates of Title 17674 to 17680 inclusive and 17682
Certificates of Title 17674 to 17681 inclusive

Continuation of "Certificate of Title No."

<u>Certificate of Title No.</u>	<u>All or Part?</u>
5. 17678	All
6. 17679	All
7. 17680	All
8. 17681	All
9. 17682	All

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

[Handwritten signatures]

Annexure Schedule

Insert below
"Mortgage", "Transfer", "Lease" etc

Transfer

Dated

7th March 2002

Page

3

of

3

Pages

SCHEDULE C**1. Buildings**

The Transferee will not place or build on the land, or cause or allow to be placed or built on the land:

1.1 Any building or part of a building relocated from any other land. For the purposes of this clause a building shall include any dwelling, garage, shed, or other ancillary building other than:

1.1.1 A shed temporarily located on the site for use by the Transferee or the Transferee's servants, agents or contractors solely for the purpose of use during the course of construction of any other building on the land; or

1.1.2 Prefabricated but otherwise unassembled buildings acquired for construction on the land.

2. Section Maintenance

2.1 The Transferee must ensure their section (until construction of dwelling and landscaping is completed) be maintained in a neat and tidy condition and to a standard that grass and other ground cover does not exceed a height of 200mm.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

