



STAMP DUTY



OFFICE USE ONLY



843505 N

**TRANSFER
GRANTING EASEMENT TG**

REAL PROPERTY ACT, 1999
(See instructions for Completion on back of form)

	of		R /
\$			

DESCRIPTION
OF LAND
Note (a)

B/409707

A/409707

TRANSFEROR
(registered
proprietor of
servient tenement)
Note (b)

GUNTER SEUBERT

Note (c)

(the above-named TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 5,000.00
and TRANSFERS and GRANTS a right of carriage way over that portion
of the land identified as the right of carriage way and shown
hatched on the plan annexed hereto.

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OVER

TRANSFEE
(registered
proprietor of
dominant tenement)
Note (c)

out of the servient tenement and appurtenant to the dominant tenement to the TRANSFEE

WILLIAM JAMES HENRY MARTIN

PRIOR
ENCUMBRANCES
Note (d)

subject to the following PRIOR ENCUMBRANCES: 1. _____
2. _____

DATE

We hereby certify this dealing to be correct for the purposes of the Real Property Act, 1999.

EXECUTION
Note (e)

Signed in my presence by the transferor who is personally known to me.

[Signature]
DAVID REX REYNOLDS
Name of Witness (BLOCK LETTERS)
155 White Beach Rd. White Beach
a Solicitor at the Supreme Court
of New South Wales

[Signature]
21. 10. 93

Note (e)

Signed in my presence by the transferee who is personally known to me.

[Signature]
S. B. BURNETT
Name of Witness (BLOCK LETTERS)
50 PARK ST. SYDNEY
Address and occupation of Witness
LAWYER

[Signature]
REYNOLDS, WONG
Solicitors
TRANSFEREE

TO BE COMPLET-
ED BY LOGGING
PARTY
Notes (f)
and (g)

LOGGED BY		LOCATION OF DOCUMENTS	
BLANDEN MOORE + ASSOC.		CT	OTHER
LEVEL 3, 50 PARK ST			Herewith
SYDNEY 2000			In L.T.O. with
Net: Delivery Box Number			Produced by
Checked 24	Passed	Secondary Directions	
Signed	Extra Fee	Delivery Directions	
REGISTERED - 19			

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ELUMATTA

PIP 130
1987

INSTRUCTIONS FOR COMPLETION

This dealing should be marked by the Commissioner of Stamp Duties before lodgment at the Land Titles Office.

Typewriting and handwriting should be clear, legible and in permanent dark blue or dark blue non-bleeding ink.

Alterations are not to be made by erasure; the words rejected are to be ruled through and initialed by the parties in the drafting in the left hand margin.

If the space provided is insufficient, additional sheets of the same size and quality of paper (14 having the same margins as this form) should be used. Each additional sheet must be identified as an addendum and signed by the parties and the attending witnesses.

Registered mortgages, charges and leases of the servient tenement should consent to the grant of easement; otherwise, the mortgage, charge or lease should be noted in the memorandum of prior encumbrances.

Roll Up all starting.

The following instructions relate to the side notes on the form.

- | | |
|-------------|--|
| | (a) Description of land. TOPPENS TITLE REFERENCE—Insert the current Reference to the Folio of the Register for both the dominant and servient tenements, e.g., Vol. 136/SP12345 or Vol. 12834 Fol. 125. |
| | (b) Show the full name, address and occupation or description. |
| | (c) State the nature of the easement (see e.g., section 10(1A) of the Conveyancing Act, 1919) and accurately describe the site of the easement. The transfer and grant must comply with section 88 of the Conveyancing Act, 1919. |
| | (d) In the memorandum of prior encumbrances state only the registered number of any mortgage, lease or charge (except where the content of the mortgages, leases or charges is furnished), and of any writ recorded in the Register. |
| | (e) Execution. |
| GENERALLY | (i) Should there be insufficient space for execution of this dealing, use an annexure sheet. |
| | (ii) The contents of instruments under the Real Property Act, 1908, must be signed by all parties to the transfer. Each party to execute the dealing in the presence of or itself witnesses, not being a party to the instrument, must sign the instrument in presence of two witnesses who are neither parties nor beneficiaries of the instrument, the signatures of which must be appended or printed adjacent to the signature. Any person who is legally incapable is liable to the penalties provided by section 117 of the Real Property Act, 1908. |
| ATTORNEY | (iii) If the transfer is executed by an attorney for the transferor pursuant to a registered power of attorney, the form of attestation must set out the full name of the attorney, and the type of attestation used indicates the status of whether solicitor, e.g., "AB by Master Attorney (for receiver or delegate, as the case may be) IN pursuance of power of attorney registered No. _____". |
| AUTHORITY | (iv) If the transfer is executed pursuant to an authority (other than specified in (iii)) the form of execution must indicate the authority, judicial or other authority pursuant to which the transfer has been executed. |
| CORPORATION | (v) If the transferee is acting by a corporation under seal, the form of attestation should include a statement that the seal has been properly affixed, e.g., in accordance with the Articles of Association of the corporation; that person placing the stamp of the seal must also sign the certificate (i.e., transfer register) in its possession. |

- (g) The lodging party is to complete the **LOCATION OF DOCUMENTS** panel. Place a tick in the appropriate box to indicate the whereabouts of the Certificate of Title. List, in an abbreviated form, other documents lodged, e.g. stat. decl. for statutory declaration, plan for probate, L/A for letters of administration.

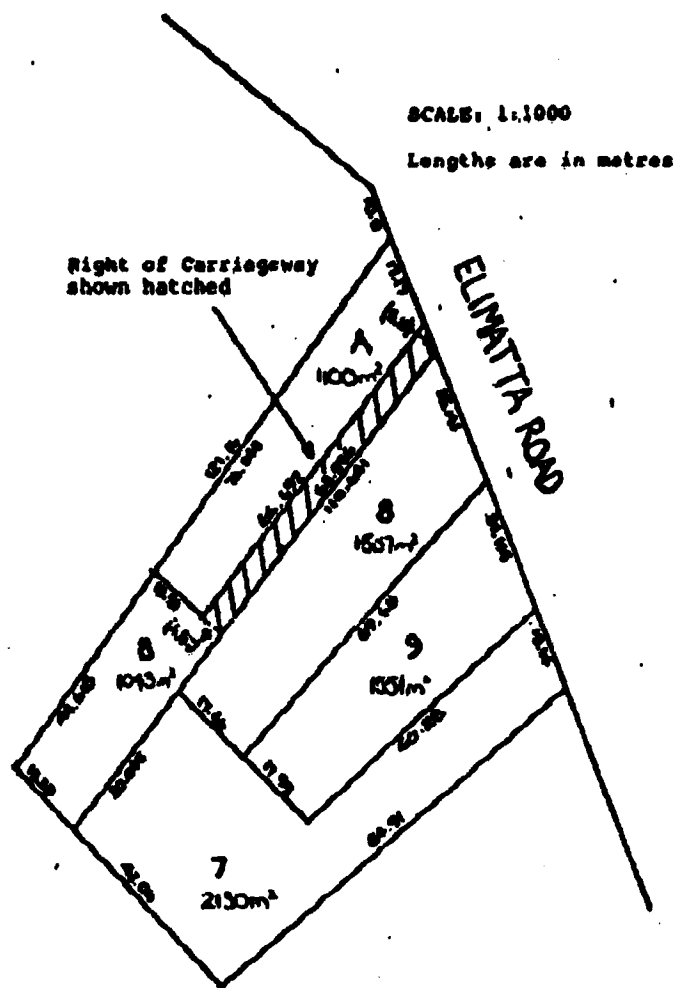
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B

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843505



ADDED WITH DRAUGHT
1-12-93

J. K. K. K.

B

"B"

This is Annexure "B" referred to Transfer Granting Easement between Gunter Seubert (as transferor) and William James Henry Martin (as transferee) Commonwealth Bank of Australia hereby consent to Transfer Granting Easement

SIGNED IN MY PRESENCE BY
DAVID JOHN BRIDEKIRK

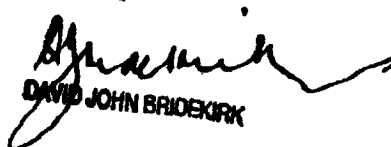
ASSISTANT MANAGER

Branch Lending Support Department
NSW Administration of the Commonwealth
Bank of Australia, the duly
constituted Attorney of the said bank
who is personally known to me.

COMMONWEALTH BANK OF AUSTRALIA by its attorney who is
ASSISTANT MANAGER BRANCH LENDING SUPPORT DEPT,
NSW ADMINISTRATION, for the time being at Sydney and who
is the attorney mentioned and referred to in Power of Attorney
registered in the LAND TITLES OFFICE Book 3619 No. 808.



ALLAN PERKS J.P.


DAVID JOHN BRIDEKIRK

Commonwealth Bank

Commonwealth Bank of Australia
ACN 123 123 124

B

(2)

Avalon Beach NSW
47 Avalon Parade
Avalon Beach
Australia 2107

P O Box 63
Avalon Beach
NSW 2107

Telephone (02) 918 6144
Facsimile (02) 973 1335

Mr David R Reynolds
Solicitor
PO Box 65
Avalon Beach NSW 2107

07 October 1997

Dear Mr Reynolds

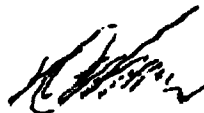
Gunter Seubert
58A Elimatta Road Mona Vale.

We have confirmed with Mr Seubert that he wants to proceed to grant an easement over his driveway. As this will not affect the value of the property to any large extent, the Bank would be prepared to provide its consent on receipt of the following fees, together with the necessary documents for endorsement by the Bank.

. Production Fee	\$92.50
. Execution Fee	\$80-

	\$172.50

Yours sincerely



P W Dickinson
Branch Manager

Commonwealth Bank

Commonwealth Bank of Australia
ACN 123 123 124

B

2

Avalon Beach NSW
47 Avalon Parade
Avalon Beach
Australia 2107

P O Box 63
Avalon Beach
NSW 2107

Telephone (02) 918 6144
Facsimile (02) 973 1335

Mr David R Reynolds
Solicitor
PO Box 65
Avalon Beach NSW 2107

07 October 1997

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58A Elimatta Road Mona Vale.

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	\$172.50

Yours sincerely



P W Dickinson
Branch Manager

B

Yeldhams
ESTABLISHED 1925
INCORPORATING MacDONALD FAIRFIELD
PARTNERS IAN MacDONALD HUGH G. PHILLIPS
SOLICITORS

①

3rd November 1993

Our Ref: 930076/9887B.IM.CC

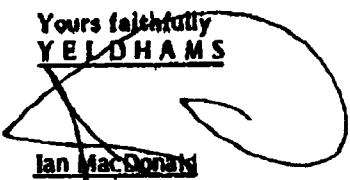
Land Titles Office
Prince Alfred Road
SYDNEY NSW 2000

Dear Sir

RE: CERTIFICATE OF TITLE FOLIO IDENTIFIER B/409707

As solicitors for the Caveator registered 1173636 we hereby consent to the registration of two Memoranda of Transfer Granting Easement in connection with the above referred Title Deed B/409707.

Yours faithfully
YELD HAMS


Ian MacDonald

LEVEL 1, 22 DARLEY ROAD MANLY NSW 2086 AUSTRALIA PO BOX 331 MANLY NSW 2086
TELEPHONE (02) 977 3200 FACSIMILE (02) 977 1886 DX 9203 MANLY